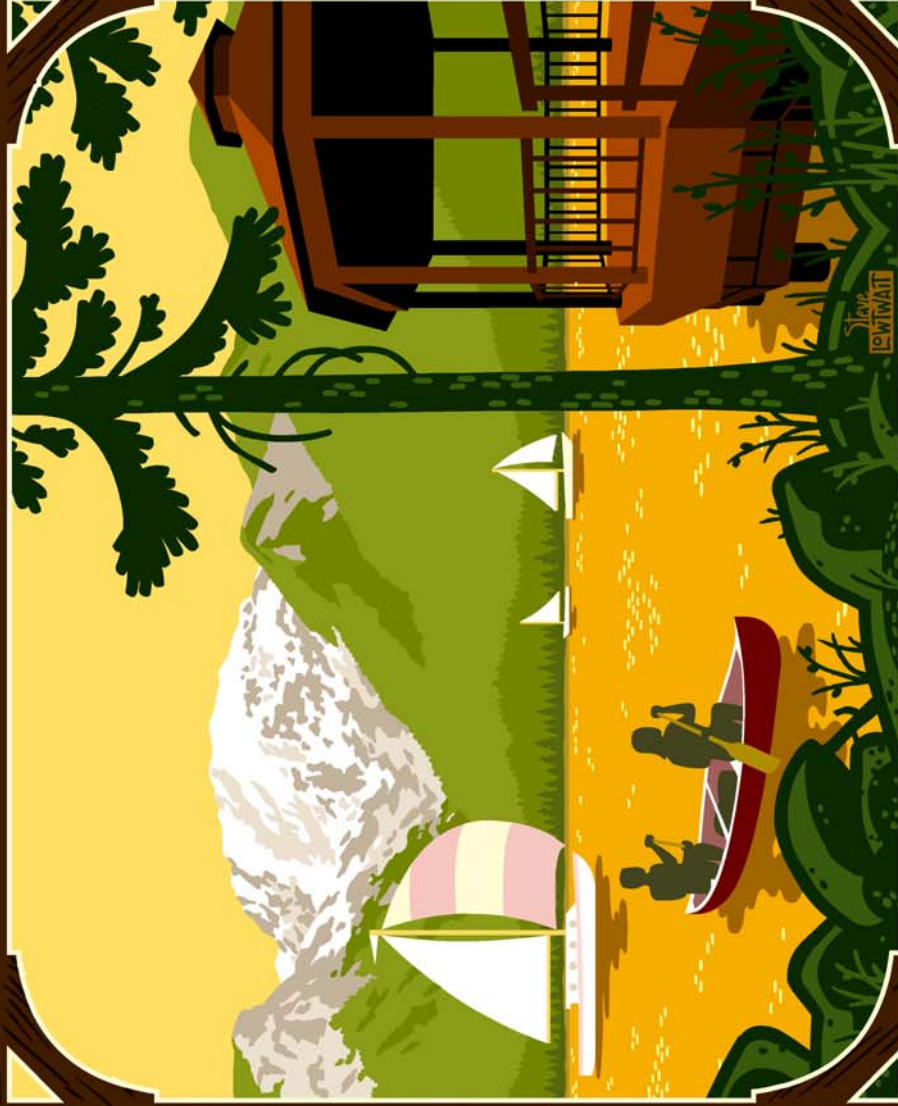
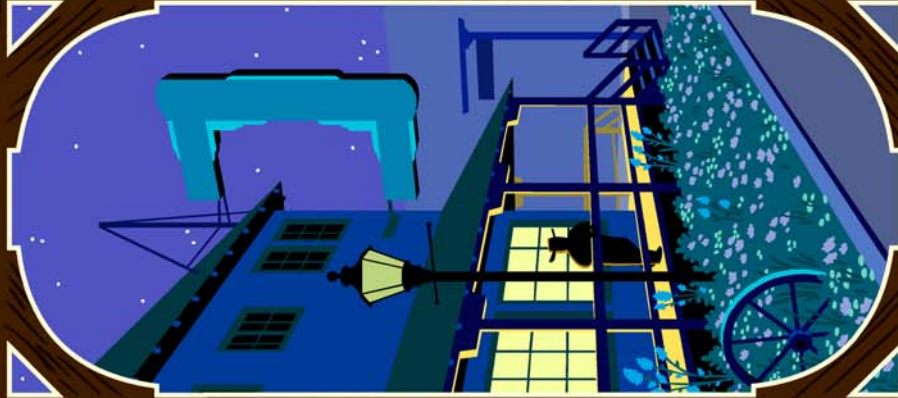


**TOWN OF**

**GRAND LAKE COLORADO**

**JANUARY  
2006**



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**COMPREHENSIVE LAND  
USE**

**PLAN**



**GRAND LAKE'S VISION STATEMENT**

*THE RUSTIC VILLAGE OF GRAND LAKE  
IS MOVING INTO THE FUTURE ON THE WINGS OF THE PAST  
ALWAYS STRIVING TO PROTECT ITS NATURAL ENVIRONMENT,  
TO PRESERVE ITS HISTORY,  
AND TO ENSURE ITS QUALITY OF LIFE FOR EVERYONE.*

# ACKNOWLEDGEMENTS

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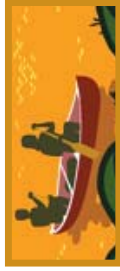
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### Comprehensive Plan Funding

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# 1 INTRODUCTION

## 1.1 COMPREHENSIVE PLAN UPDATE – An Overview

A Comprehensive Plan is an attempt to take a look into the future. It represents the collective vision of all who participated in the process, as to how Grand Lake should evolve as it approaches build-out. Is the vision perfect? Probably not. But it represents a starting point. This plan provides a guide to help unify decisions we make toward common objectives. As our needs change, and new opportunities occur, we may want to adjust our course and modify the plan. Every effort has been made to base the plan on real community needs and Grand Lake values. If we now use it for all our land-use decisions, we will have a blueprint for our future that will focus our collective efforts.



## 1.2 EXECUTIVE SUMMARY

### Key strategies of the Comprehensive Plan

This update to the Comprehensive Plan addresses new issues and challenges for the Town to consider during the next 20-year planning period. It outlines key goals along with their implementation strategies. Key physical changes suggested in the Comprehensive Plan (see Comprehensive Land Use plan on p.23) are identified on the Land Use Map (black squares with numbers).

The following key strategies have been identified in the community survey and public meetings as top priorities and make up the foundation of this Comprehensive Plan update:

### 1.2.1 Strategy 1

*Seasonal economic stability – staying successful*

Many residents and business owners have requested new ideas as how to create a more stable, year-round economy in Grand Lake. Steps to achieve this goal include:

- ▲ Expanding the shoulder season with additional annual and/or seasonal events (See section 5.2)
- ▲ Expanding the winter economy with additional events, such as the snowshoe festival, x-country skiing/snowshoeing events and building upon the snowmobile market, and with increased winter tourism – comes expanded business hours (See section 4.4.2)
- ▲ Building on existing assets like the Grand Arts Community Cultural

Center to draw in a steady flow of year-round visitors. This can help increase overnight stays – generating an overall positive “ripple effect” to other businesses / service providers (See section 4.2.7)

- ▲ Explore application of the four-point main street approach for the central business district (See section 5)
- ▲ Alleviating traffic congestion in the busy summer months (See section 4.2.4)
- ▲ Identifying, marketing for and filling missing business niches that exist in the central business district (See section 4.3.3 and section 5.4)
- ▲ Strive to balance commercial and residential land use pressures in the central business district (See section 4.3.3.4)

### 1.2.2 Strategy 2

*Capitalizing on Grand Lakes’ Assets*

Grand Lake is surrounded by thousands of acres of pristine publicly owned and accessible lands. These include the Arapaho National Forest and Recreation Area, and Rocky Mountain National Park with its 3.2 million visitors per year. Grand Lake is on Colorado’s largest and deepest natural lake (Grand Lake) and its water level remains constant due to the Colorado Big Thompson water project (a rarity due to the inevitable drought cycles in Colorado). It is generally believed that these tremendous assets can be leveraged for additional year-round visitation. The Steps to achieve this goal include:

- ▲ The creation of a full time marketing / Grand Lake “ambassadorship” organization to constantly and effectively promote the Town. (see Chapter 5)

FIGURE 1

Grand Lake continues to successfully draw in summertime visitors.

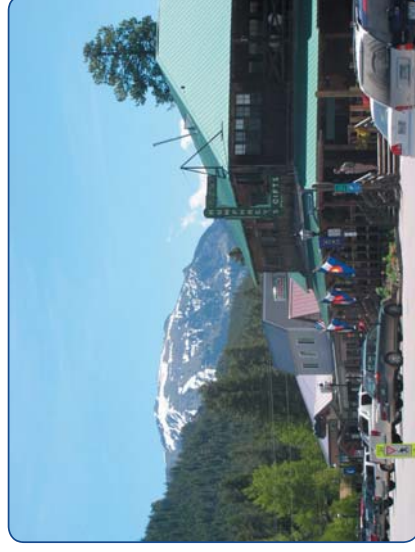


FIGURE 2

The Grand Lake Central Business district is within walking distance of Rocky Mountain National Park (RMNP).

- △ Marketing for national sporting events such as rowing regattas, wind surfing / water-skiing events, mountain biking / snowshoe races, world-class triathlons and other extreme mountain based sporting venues. These events are individually short-lived; two to three days each, but can yield welcomed revenue sources with minimal capital outlay on the part of the Town. (See section 5.2.1)
- △ Building on many of the regions draws by offering recreation based "packages" – boating (sailing, tours, rentals), fishing, golfing, bird watching, horseback riding with overnight camping, hiking – (i.e. -guided tours into Rocky), dinners / accommodations, and
- △ Additional marketing to attract and accommodate members of the hunting community (See section 5.2.1).

### 1.2.3 Strategy 3

#### Image And Visibility Improvements

Many residents and business owners have requested new ideas as how to improve the year-round image and visibility of Grand Lake. Steps to achieve this goal include:

- △ Upgrading the central business districts' waterfront and improving visibility to Grand Lake from Grand Avenue. (See section 4.2.4)
- △ Establishing design guidelines for architecture, signage, lighting and landscaping in the central business district (See section 5.3)
- △ Stabilizing and upgrading the moraine cut on Grand Avenue (See section 2.2.6.2)
- △ Creating additional pedestrian connections throughout the central business district (See section 4.2.1 & 4.2.2)
- △ Creating a unified and comprehensive entry signage system (See section 4.2.6 & 5.3.3)
- △ More thorough snow removal on boardwalks in the winter and shoulder months (See section 4.4.2.1)
- △ Upgrading and enforcing maintenance of alleys in the central business district (See section 4.4.3)



FIGURE 3  
View of Grand Lake and Shadow Mountain Reservoir from the Grand Lake Lodge.

### 1.3 TOWN ACCOMPLISHMENTS SINCE 1993 COMPREHENSIVE PLAN

Grand Lake's last update of the Comprehensive Plan was in 1993. Since that time, Town staff, the advisory committee and Board of Trustees have been working diligently to implement various capital improvement projects (CIP) resulting from that plan. The accomplishments have been significant, as can be seen in the summarized list below:

#### Group 1

##### Projects accomplished without substantial outside resources:

- 1 Add restrooms in Community House — *Town Addition in 1990s.*
- 2 Utilize Park Ave. ROW for increased diagonal parking — *Mid-Late 90s project. Trees were cut back to gain additional width / 2004 gravel and striping.*
- 3 Provide restrooms for public events — *Town provides portable facilities on 4th of July and other special events.*
- 4 Finish Beachfront — *95% complete; expect to finish in 2005.*
- 5 Improve storm drainage — *Completed in 97 / 98.*
- 6 Stabilize road cuts — *Hwy 34 - 2000-2001.*

#### Group 2

##### Projects conditional on factors not within the control of department of public works:

- 1 Replace Grand Ave. water and sewer — *Ongoing, part of the Downtown Project.*
- 2 Pave streets (Repave Grand Ave.) — *Grand Ave has been repaved; also, various ongoing paving projects annually, dependent upon budgetary constraints.*
- 3 Groom new cross-country trails — *Completed by Recreation District and Grand County Trailgroomers.*
- 4 Expand Chamber office — *Expected completion 2005/2006.*

#### Group 3

##### Major Projects, which were dependent upon securing additional outside financing:

- 1 Replace public restrooms in Town Park — *Completed Mid 1990s — new restrooms installed.*
- 2 Pave most major streets — *Ongoing.*
- 3 Move library into old Town Hall — *Completed.*
- 4 New Tennis Courts — *Budgeted for 2005.*

#### Group 4

##### General Projects:

- 1 More off street parking — *Done. Town expanded it's off street parking and is working to expand it once again.*

- 2 Banking facility in Town — *Grand Mountain Bank.*
- 3 Modernized communication system in area — *Completed; new Verizon cell tower installed at the Grand Lake Lodge in 2004.*
- 4 Upgraded Water Plant — *Done. Town has worked on distribution, treatment and storage.*
- 5 Perform an engineering study of Hwy 34 at the Town entrance to improve access and improve safety — *Study began in 2004 and will continue into 2005.*

This list demonstrates that plans do get implemented, and underscores the importance that our plans, and actions be coordinated to accomplish our long-term objectives.

## 1.4 WHAT IS A COMPREHENSIVE PLAN?

### 1.4.1 A Guide for Development

The Comprehensive Plan primarily guides decisions related to development. It encompasses areas within the Town as well as areas that could annex into the Town in the future. The Land Use Plan Map is a visual reference for public agencies or private individuals seeking information about land development objectives of the Town.

Comprehensive planning is part of the responsibility of local governments to protect public health, safety and welfare, safeguard property values and rights, promote economic development and preserve citizens' "quality of life".

The purpose of the Plan is to provide a comprehensive guide to the physical development of the Town. It is a basic tool to guide zoning, budgeting, capital improvement decisions and policy making. The Comprehensive Plan is intended for use by the Board of Trustees, Planning Commission, other Town boards, Town staff, developers and residents – in sum, for everyone who makes decisions that effects the future of the community.

### 1.4.2 A Guide for Other Regulatory Documents

A Comprehensive Plan is seldom used by itself. It is usually one of several documents used together or in sequence to make land-use decisions. Ideally, it is the first level in a three level process of documents that regulate land use:

- 1 The Comprehensive Plan provides broad direction regarding types of land use and density of development and the arrangement of these uses on the land. Densities such as the Comprehensive Plan are defined as ranges to allow some flexibility. The Comprehensive Plan designations ("bubbles") generally respond to natural, physical constraints such as steep slopes and flood plains and do not necessarily follow ownership boundaries. The Comprehensive Plan land uses sets



the general direction that should be followed in the zoning and development of land.

- 2 A Zoning plan confers legally binding rights to a landowner. Because they convey legal rights, zoning designations usually follow property lines.

Note that a zoning designation does not usually stipulate the arrangement of uses on the land. It merely grants a gross density for the entire parcel. This is why zoning and the Comprehensive Plan need to work in concert with each other. The zoning plan sets the overall density or number of units; the Comprehensive Plan suggests how those units should be arranged.

- 3 The third level is comprised of Subdivision regulations and building permit regulations. These are detailed requirements regarding the process and technical requirements for subdividing land, and constructing buildings (fire safety, etc.).

How are these documents used together? In a zone change, the zoning designation given to a parcel should be based on the land use designation given to that area in the Comprehensive Plan. For example, an area that is designated "low density residential" in the Comprehensive Plan would subsequently be zoned for single-family lots (rather than apartments or a gas station). A building permit would then be granted by the Town only for building uses that are in conformance with the zoning designation for the building site. One cannot normally get a permit, for example, to build a gas station on a lot that is zoned residential.

A zoning designation (below left) applies a gross density to a whole parcel of land but doesn't stipulate the arrangement of uses.

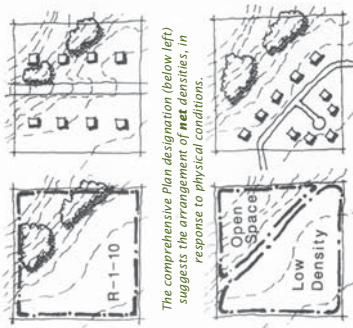
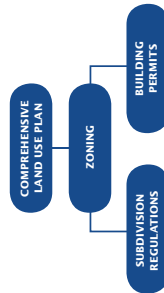


FIGURE 4

How Zoning and the Land Use Plan work together.



As another example, in reviewing an application for a development that is not requesting a zoning change, the Town would first make sure that the overall density complies with the existing zoning. Next, the Town would make sure the arrangement of uses, alignment of roads, preservation of open space, etc. is consistent with the Comprehensive Plan (its land use designations, goals, policies).

Therefore, the Zoning Plan must be kept consistent with the adopted Comprehensive Plan. Rezoning parcels not in conformance with the Comprehensive Plan, by amending the Comprehensive Plan, or both, may bring this about. It should be noted that either rezoning or amending must follow the Town's required procedures, including public notices and public hearings.

### 1.4.3 Both a Short and Long-range View

Some elements of the Comprehensive Plan may at first seem unrealistic. However, it should be remembered that a Comprehensive Plan is a long-range look, 20 years into the future. Consider how much change has taken place in the last 20 years. Much of our surroundings today would have seemed barely imaginable 20 years ago. Thus, some concepts incorporated in this document will take years to achieve.

By seeing where we are now and where we eventually want to be, we can make decisions to get us there. Just as importantly, a Comprehensive Plan also helps us avoid making decisions that will prevent us from getting there.

The Comprehensive Plan is also a valuable guide to the many small decisions that need to be made to improve our community. These small decisions lay the groundwork for the long-range vision. Over time, conditions will change and there may be a need to adjust the Plan to conform to new realities.

### 1.4.4 Policies and Actions

Each Plan subsection concludes with policies and actions derived from applying the Vision, Goals and Objectives to each subject area. (See Section 3 for further discussion)

**POLICIES** are specific directions to guide decisions that will lead to accomplishing goals and objectives. They provide guidance for elected and appointed community leaders, staff and administrators in making decisions about development and investment in the community.

**ACTIONS** are specific measures to be taken to implement the policies. The Town can prioritize the actions and assign responsibility to various departments and their staff. Because priorities and work plans change from year-to-year, Town staff and officials should continually evaluate and update the actions at each update of the Comprehensive Plan.

Grand Lake has tremendous assets in its real estate, natural assets and community values. With consistency in adherence to the Comprehensive Land Use Plan and firm political will, Grand Lake can become the community that its citizens and public servants envision.

## 1.5 HOW WAS THE COMPREHENSIVE PLAN DEVELOPED?

Extensive measures were taken to ensure fair representation of diverse Town citizens' voices in generating the Comprehensive Plan. Town staff, the Board of Trustees, the Planning Commission, consultants, advisory committee members, residents and business owners collaborated over a period of 22 months — from March 2004 to February 2006, to develop the Grand Lake Comprehensive Plan.

Under the direction of Town staff and the Board of Trustees, the Comprehensive Plan consultants provide opportunities for the public and other stakeholders to participate at each key step of the Comprehensive Plan process. These methods of interaction are summarized below:

- **Planning Commission and Board of Trustees meetings**  
Five meetings were conducted to collect the viewpoints of these important decision-makers in the Comprehensive Planning process.
- **Citizens' Advisory Committee**  
The Citizens' Advisory Committee, a 14-member group of business owners and residents, provided helpful local knowledge of issues, as well as feedback on proposed concepts. This "sounding board" helped to efficiently streamline the planning process.
- **Public Open Houses and workshops**  
The Town hosted two — two day - public workshop for public review and successfully gathered important comments for the Comprehensive Planning process. The workshop was scheduled around the shoulder seasons (Spring and Fall) to achieve maximum participation. The workshop was advertised through water bill mailings, in the local newspaper – the Prospector, and advertised on the community house bulletin board. Consultants also met with other special interest groups including a presentation at a well-attended "Catch the Spirit" fundraising event at the Grand Lake Yacht Club. In general, public interest in the General Plan concepts was high and feedback received was helpful in choosing between alternatives. The Grand Lake public was very courteous, generous in time and participation, and showed genuine concern for the future of their community.
- **Public display of presentation materials**  
Following each public workshop, presentation materials were displayed at Town Hall for members of the public to drop in and review.

This provided updates and an opportunity to comment for those who could not attend the workshops. Many comments were generated from this informal display presentation.

- Project website**  
 The consultants maintained a project website that displayed key documents generated during the Comprehensive Planning process such as: meeting minutes, public survey results, proposed plans and



**FIGURE 5**  
 All comprehensive plan open houses were well attended in Grand lake.



**FIGURE 6**  
 Town staff thoroughly advertised the public workshops



**FIGURE 7**  
 Screenshot of the website created for the comprehensive planning process.

drawings, photographs and meeting schedules. The website address was distributed at public workshops and a feedback e-mail address proved helpful in collecting pertinent comments on key plan issues.

## 1.6 FUTURE UPDATES TO THE COMPREHENSIVE PLAN

The Plan should be changed, as community needs change. To effectively guide decision-making, the Plan should be kept reasonably current. The Planning Commission and Board of Trustees should amend the Comprehensive Plan as often as necessary to reflect changes in Town policy directions and needs. The Plan should be thoroughly reviewed and updated within five years (2011) and optimally, Comprehensive Plan updates should occur every two years (2008).

Amending the Comprehensive Plan should follow the same procedures as this update, including public notices and public hearings. The Grand Lake Town Code defines specific steps to amend the Comprehensive Plan and Land Use map.

### POLICIES

- P1.1** Comprehensive Plan will be reviewed annually and updated within five years (optimally, Plan updates should occur every two years).

### ACTIONS

- A1.1** Set a date for the next annual review of the Comprehensive Plan.
- A1.2** Regularly budget funds for future Plan updates.

## 1.7 HOW THE COMPREHENSIVE PLAN IS ORGANIZED

**Chapter 2** presents an overview of Grand Lake's Context, including its history, physical setting, Town growth boundary, and historical Town form.

**Chapter 3** describes the Vision, Goals, and Objectives as derived from public input. A citizen survey is summarized and Grand Lake's SWONS (Strengths, Weaknesses, Opportunities and Needs) are explained.

**Chapter 4** Presents the Grand Lake Comprehensive Land Use Plan – a graphic expression of actions needed to achieve the Vision, Goals, and Objectives.

**Chapter 5** Summarizes the Four-Point Approach based on the national trust for historic preservation mainstreet model.

**Chapter 6** Summarizes Comprehensive Plan policies and actions. These implementation steps typically are specific actions ranging from rewriting the zoning code to regional planning cooperation. Implementation can also

include the adoption of policies. Policies are specific commitments, "decisions made in advance", to guide actions by the Planning Commission and the Board of Trustees.

**Chapter 7** is the appendix that contains supporting information such as a full list of SWONS, additional guiding principals for redevelopment, full surveys, and potential funding sources for project implementation.

## 1.8 CONSISTENCY

Once the Comprehensive Plan is adopted, it is important that the Town's Zoning Plan be kept consistent. This may be brought about in two ways: by rezoning parcels not in conformance with the Comprehensive Plan, or by amending the Comprehensive Plan.

The Comprehensive Plan has little value to the community if the Comprehensive Plan and the Zoning Plan are not brought into conformity.

### POLICIES

- P1.2** The Town will rezone properties consistent with the Comprehensive Plan. When a desired zoning action would not be consistent with the Comprehensive Plan, the Comprehensive Plan will be amended prior to rezoning.

- P1.3** All zoning and land use decisions, including the development of streets, parks, utilities and the provision of public services shall be consistent with the Comprehensive Land Use Plan, including its maps, goals and policies.

### ACTIONS

- A1.3** Establish a schedule to amend the zoning map to bring it into conformance with the Comprehensive Plan.
- A1.4** Distribute the Comprehensive Plan to all relevant Town staff and Planning Commissioners and reference for all land-use decisions in Grand Lake.
- A1.5** Incorporate Comprehensive Plan maps, goals and policies into the review process (submittal requirements, review criteria) for land use decisions and infrastructure planning.

## 2 GRAND LAKE'S CONTEXT

### 2.1 GRAND LAKE'S HISTORY<sup>2</sup>

*Unlike many of its Middle Park neighbors where gold fever was rampant, Grand Lake's natural resources were, and remain, majestic views and untainted wilderness. As a result, Grand Lake's history is one of tourism.*



FIGURE 8

*Grand Lake has a long history as a boating and recreation destination.*



FIGURE 9

*Early Grand Lake pioneers Judge Wescott (left) and fiddler/square dance caller John Mitchell (right). "Swing your partner like swinging on a gate, swing her again and promenade eight."*

Over a thousand years ago, Indian tribes from the Ute and Arapaho nations were the first to call Grand Lake home. According to legend, one cold December day an Arapaho Indian chief tracked a herd of buffalo across the snow covered ice of Grand Lake. Among the buffalo tracks stood out one particular enormous set. Intrigued, the chief followed them to an opening in the ice where the tracks originated. The chief returned to his tribe and spoke of a supernatural buffalo that lives in the depths of the lake, and so named it the Spirit Lake.

Since its discovery as a hunter's paradise by European noble Sir George Gore, many have come to Grand Lake in search of adventure. One man was Joseph L. Wescott who came to Grand Lake in 1867 and was so awe struck with its beauty and abundant game that he built Grand Lake's first building. With the mining boom in the 1870s and early '80s many towns blossomed overnight. Grand Lake, without any significant mineral claims, evolved as a support center. The role as outfitter to the prospectors of the region was a profitable one; hotel rooms and supply stores quickly lined the streets of Grand Lake.

The official survey and town dedication in 1881 relocated the business center of Grand Lake from the west shore of the lake to the broader and flatter north shore. As the new Grand County Seat, it boasted 43 blocks and a 100-foot wide main street. The street was designed with this width not to accommodate transportation movements, but as public space. The street was regularly closed off for rodeos, dances, horse races, and all manner of cook-offs.

As the mining boom dwindled away from Middle Park, so did Grand Lake's political power. Former county seat, Hot Sulphur Springs, was intent on regaining its position as County Seat. After a bloody Fourth of July shootout leaving the County Clerk and three of the County Commissioners dead, Grand Lake eventually relinquished the seat back to Hot Sulphur Springs.

With the loss as a political center, Grand Lake focused on its innate qualities as a tourist destination. By 1900 Grand Lake had only 100 year-round residents, but more than 1000 people migrated to the lake every summer, on an annual basis. Fifteen years later, in 1915, Congress created the Rocky Mountain National Park. Grand Lake instantly became bordered on three sides by the new national park and evolved into a gateway city. While in 1915 access to the park was limited, subsequent state highway projects have opened the park up to over 3 million visitors annually.

In the mid-1920s, as the Front Range of Colorado began to grow, so did its need for water. The Colorado-Big Thompson (CBT) project began in 1938, diverted water from Grand Lake to the eastern slope of the Front Range. While Grand Lake did not make a direct gain from the construction of this project, it did reap more than twenty years of indirect benefits from construction crews and engineers that poured into the valley. One of the long lasting benefits of the CBT project resulted in stable water levels in Grand Lake and Shadow Mountain Reservoir (see section 2.2.5 for additional information).

Grand Lake's unique, western mountain character and design style are found in its numerous log cabins and clapboard buildings, the wooden boardwalks, the central town park, and its location on the shores of Grand Lake. The scale, style, and architectural similarity of the building designs contribute to the town's overall charm.

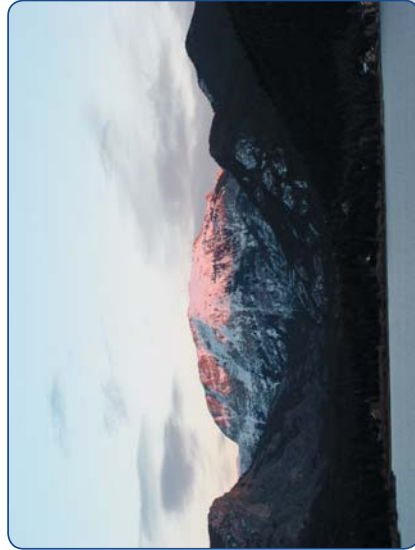
Grand Lake is no longer regarded strictly as a summer resort community. The popularity of the area with winter sports enthusiasts, helped by strategic, citizen lead marketing, has also contributed to the year-round economy. Grand Lake is called the "snowmobile capital of Colorado" and is consistently ranked in the top 20 of best places to snowmobile in the United States.

Grand Lake has grown little and changed even less over the last hundred years. Its economic health still sits firmly on revenue from realty, its summer home developments, tourism, and its countless recreational opportuni-



**FIGURE 10**

*The Grand Lake Golf Course is operated by the Grand Lake Metropolitan Recreation District.*



**FIGURE 11**

*Mount Baldy (in Rocky Mountain National Park) as seen from the shores of Grand Lake.*

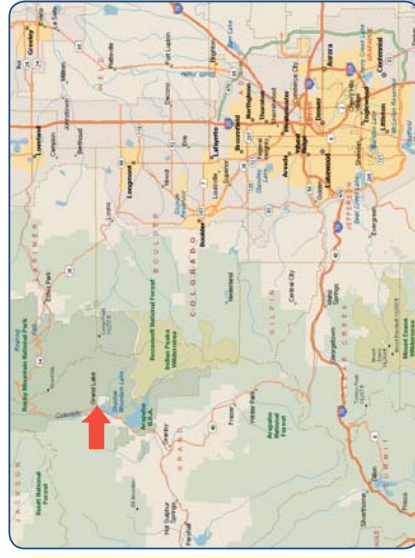
ties. While many homes dot the mountains surrounding the town, Grand Lake is a quaint, western village with approximately 500 full-time residents. Today, the town is home to a lively community of artisans, musicians, retirees and outdoor enthusiasts. The same rustic feel that homesteaders found a hundred years ago is still what makes Grand Lake a unique Rocky Mountain hamlet for visitors and residents alike.

## 2.2 GRAND LAKE'S PHYSICAL SETTING

Surrounded by snow-capped peaks, uninhabited wilderness and alpine creeks that meander through fragrant meadows, Grand Lake sits in a pristine corner of Grand County and serves as a gateway to Rocky Mountain National Park, which surrounds the town on three sides. The central business district sits on the shores of Grand Lake and offers unparalleled lake and mountain views. Mountainous terrain within the Town boundary offers visitors and residents alike remarkable year-round vistas of ancient, glacial-carved valleys.

### 2.2.1 Regional Context

Grand Lake is located in Grand County, approximately 2.5-hours west of Denver. Two hours west of Denver is Berthoud Pass, accessed via US Highway 40. At 11,315 ft. the pass serves as the eastern portal to Grand County for a majority of Grand County visitors, which come from the Denver



**FIGURE 12**

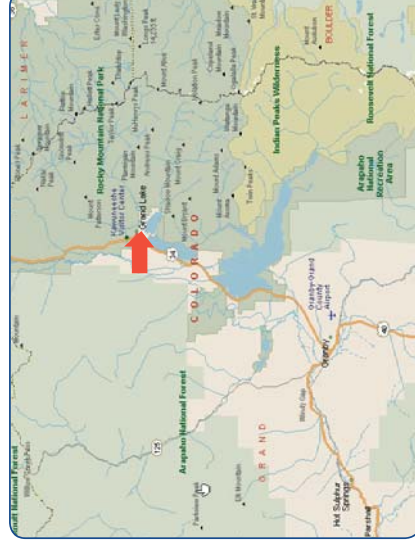
*Grand Lake's regional\_context*

Metro area. Visitors travel north through the Fraser Valley where in nearby Granby, home to the Cranby-Grand County airport, US Highway 34 runs north to Grand Lake.

Grand Lake's location gives the community the unique distinction of being a gateway to unmatched recreational pursuits available to few other communities primarily due to the proximity of Rocky Mountain National Park, the Arapaho National Forest, Arapaho National Recreation Area, and Grand and Shadow Mountain Reservoirs. The Trail Ridge Road Scenic Byway (US Highway 34) runs from Grand Lake through Rocky Mountain National Park, world-famous for the sweeping vistas of the crags and valleys that characterize this part of the Rockies. Trail Ridge Road, the highest continuous paved road in the US, is a popular tourist attraction. Trail Ridge road outlets in Estes Park, approximately 48 miles to the east. Approximately 500,000 summertime visitors come through Grand Lake from Rocky Mountain National Park; however, the road is closed during the winter months.

### 2.2.2 Climate

For summer, expect warm days and cool to freezing nights, especially in the high country. Many of the points of interest in the highest elevations remain inaccessible until early or mid-July. The rainy season lasts from mid-July through August, when afternoon thunderstorms occur frequently. The first snow can fly any time after the first of September! Both lakes largely



**FIGURE 13**

*Grand Lake is surrounded on three sides by Rocky Mountain National Park*

freeze over in the winter months; however, there can be large areas of open water by the Jericho Bridge. The Town leaves ample snow coverage on the streets in the central business district to accommodate snowmobilers through Town streets. Although the skies are often sunny, winter temperatures can be very cold. Abundant snowfall accumulates, which supports many winter activities found in the nearby forests.

### 2.2.3 Adjacent Land Ownership

Rocky Mountain National Park (RMNP): In 1909 Enos Mills – naturalist, writer, and conversationalist – and others began efforts to preserve what is now Rocky Mountain National Park. Rocky Mountain National Park was formally established in 1915 and became the nation's tenth national park. One-third of the park is above tree line, where tundra predominates – a major reason the area has been set aside as a national park. "Rocky" has 360 miles of hiking trails, of which 260 are open to private and commercial stock users (horse and mules). The park also boasts 113 named peaks, of which Long's Peak is the highest at 14,255 feet above sea level.

The park, which lies within the Rocky Mountain Biogeographic Province, has been recognized by the United Nations "Man and Biosphere" program as an International Biosphere Reserve. This network of protected samples of the world's major ecosystems is devoted to conservation of nature and genetic material and to scientific research. It provides a standard against which the effects of human impact on the environment can be measured.

Arapaho National Forest: The Arapaho National Forest offers the visitor many recreational activities and enjoyment in the great outdoors. Established in 1908 by President Theodore Roosevelt, the forest was named after the Plains Indian tribe, which frequented the area. The area provides an abundance of wildlife, outdoor recreation, and timber but is also the source of water for domestic use, agricultural irrigation, and industry. Arapaho and Roosevelt forests rank among the top National forests for year-round recreation use. Two parcels on Shadow Mountain Reservoir are in the Arapaho National Recreation Area (ANRA), which is managed by the Forest Service. ANRA provides high quality recreation, conservation of scenic and historic values and stewardship of natural resources. Visitors can have a "boat-in" picnic on two islands in Shadow Mountain Reservoir - where tables and fire grates are provided.

Ice Fishing is very popular from late December through the end of February. The reservoirs on the eastern slope of the Rockies are filled in the winter months so that spring runoff can be trapped in the west-side reservoirs within the ANRA. The pumping activities associated with this process cause the ice to be unstable and extreme caution is advised. Open water is common even in the coldest months.

### United States Bureau of Reclamation (USBR):

The Bureau of Reclamation owns an 86-acre parcel of land on the east side of Grand Lake. This parcel is accessed by West Portal road and is where the only public boat launch for Grand Lake is located. The middle park outlet for the Colorado Big Thompson project (Alva B Adams tunnel) is located on this property. A small day use picnic facility is located for the public on this property. A majority of the property is mountainous and greater than 30% slopes.

### 2.2.4 Existing Trails and Recreation

#### 2.2.4.1 Existing Trails

Grand Lake has a plethora of trail opportunities for trail users from all walks of life. Grand Lake is surrounded by Rocky Mountain National Park to the north, east, and south. West of Town is Arapaho National Forest. With the vast amounts of public land that surround Grand Lake come a number of regional and local trails. Several of these trails connect directly to Grand Lake with trail heads located on the outskirts of Town. One of the more significant trails that connects to and runs through the Town of Grand Lake is the Continental Divide Trail (CDT).

The CDT is a 3,100-mile trail traveling from Mexico to Canada through Montana, Idaho, Wyoming, Colorado and New Mexico. 70% of this trail is in existence today, and the entire trail will be completed by 2008. The CDT travels directly through Grand Lake – the only incorporated town on the CDT trail, entering the town from the south, over the Jericho Bridge, traveling north through town in a zigzag pattern and then entering Rocky Mountain National Park.

The Tonahutu Creek Trail follows the same path as the CDT, north of the Tonahutu Trailhead and into Rocky Mountain National Park. Located directly adjacent to the Tonahutu trailhead is the North Inlet Trailhead. The North Inlet Trail travels northeast from this trailhead into Rocky Mountain National Park where it links with several other trails, including the Tonahutu Creek Trail.

The East Inlet Trail is another Rocky Mountain National Park Trail that runs into Grand Lake. This trail leaves town from the East Inlet Trailhead, which is located at the far eastern end of Portal Road. The East Inlet Trail follows the East Inlet and ends at Spirit Lake, inside Rocky Mountain National Park.

Another Rocky Mountain National Park trail, the east shore trail connects with the CDT south of Grand Lake, just east of Shadow Mountain Reservoir. This trail travels along Shadow Mountain Reservoirs' east shoreline and then a spur trail, the Shadow Mountain trail climbs Shadow Mountain to the lookout tower located at 10,155 feet, overlooking the Town of Grand Lake.



**FIGURE 14**  
Grand Lake's surrounding environs offers many camping and hiking opportunities



**FIGURE 15**  
The CDT trail in the town of Grand Lake.

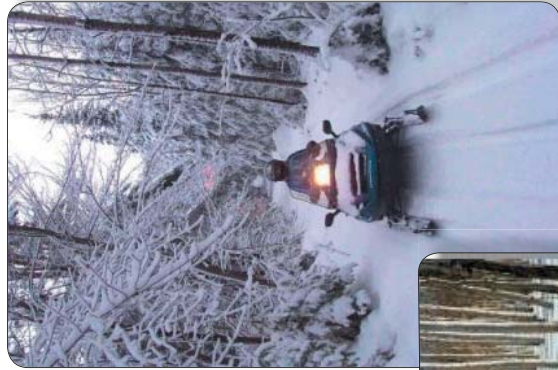


**FIGURE 16**  
Continental Divide Trail (CDT) travels directly through Grand Lake – the only incorporated town on the entire CDT trail.



**FIGURE 17**

Grand Lake is the "Snowmobile Capital of Colorado."



**FIGURE 18**

Grand Lake offers over 150 miles of groomed snowmobile trails.



**FIGURE 19**

Snowshoeing is a popular wintertime activity in Grand Lake.

Within the Town of Grand Lake are two historic walking tours, which were sponsored by the Grand Lake Area Historical Society. The two separate loops consist of the Main Beach Loop, which travels through Grand Lake's commercial area, and the Old Grand Lake City Loop, which runs through the Town's oldest residential neighborhoods. Each loop is slightly less than one mile in length.

**2.2.4.2 Trail User Groups**

**Snowmobilers**

Voted the "Snowmobile Capital of Colorado," Grand Lake has one of the largest snowmobile trail systems in the state. Trails are specifically designed for snowmobiles. Streets are also left snow packed in the winter to allow snowmobiles to travel through the Town with other vehicles. There are over 150 miles of groomed snowmobile trails located around Grand Lake.

**Snowshoers**

Snowshoeing is a popular activity in Grand Lake. During the winter, the Grand Lake Touring Center turns from golf course into a popular snowshoeing destination. The area offers over 30 kilometers of trails. Snowshoers also utilize many of the trails that begin in Grand Lake and travel into Rocky Mountain National Park.

**Skiers**

Many trails around Grand Lake are designated as ski trails in the winter. Over 30 km. of tracked cross-country trails exist on the Grand Lake Touring Center and many more miles of trails are located outside of the Town boundary. Sol Vista basin at Granby Ranch (Granby) and Winter Park resort (Winter Park) ski areas both attract many wintertime visitors to the Town of Grand Lake.

**4 Wheelers**

Wheelers in the Grand County area take advantage of old logging and mining roads. There are over 100 miles of trails and roads located in Grand County that allow ATVs.

**Hikers**

Hiking is one of the most popular activities for locals and tourists in Grand Lake. With the large number of trails in Rocky Mountain National Park and Arapaho National Forest, Grand Lake is a point of departure for many hikers to begin their journeys.

**Bikers**

Grand County attracts a number of bicyclists, both road and mountain bikers. Grand County offers numerous scenic highways and trails for road and mountain bicycling enthusiasts. The Grand Lake Touring Center offers cyclists many trail-riding options. Trail Ridge road within Rocky Mountain National Park challenges road cyclists with elevations over 12,000 feet. With plans to extend the Headwaters Trails Alliances' (HTA) trail that runs from Winter Park via Granby to Grand Lake, Grand Lake may begin attracting a number of regional bicyclists. In the Grand Lake area, there are over 80 miles of biking trails in the Arapaho National Forest.

**Horseback Riders**

A number of tourists participate in horseback riding, taking advantage of trails in Rocky Mountain National Park. Sombrero Stables and the Grand Lake lodge offer a number of horseback riding tours.

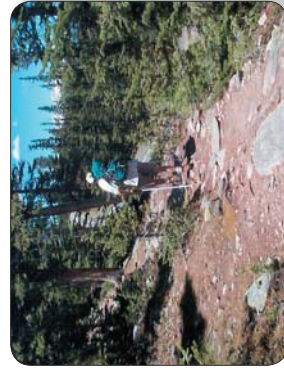
**2.2.5 Hydrology**

Many of the local creeks and streams feeding both Grand Lake and Shadow Mountain Reservoir feed the headwaters of the Colorado River system. The



**FIGURE 21**

Sombrero Stables in Grand Lake



**FIGURE 20**

Grand Lake offers many trails for outdoor enthusiasts

Colorado River basin is the primary source of water for a number of states in the west, among them California, Arizona, New Mexico, Nevada, Utah, Colorado, and Wyoming. The Bureau of Reclamation designed the Colorado-Big Thompson, or CBT, to collect and deliver up to 310,000 acre-feet of water annually from the Colorado River Basin (Senate Document # 80).

The CBT project "lifts" (pumps) the water uphill, through a series of reservoirs, to Grand Lake, from which diversions flow to the Alva B. Adams Tunnel (outlet is on east side of Grand Lake) to the eastern slope. The Northern Colorado Water Conservancy District owns the top two feet of water in Grand Lake. The entire CBT project contains more than 100 major features, 125 water user organizations, 60 reservoirs and many distribution canals. In two decades, this Rocky Mountain saga helped transform Northern Colorado into one of the nation's most productive agricultural regions, and laid the foundation for a tract-home land rush along the state's Front Range.

Significantly, this water project requires that the water level in Grand Lake not fluctuate more than 6" annually! Therefore, Grand Lake residents are treated to regulated water levels in the Lake and are not subject to drought conditions (extreme water level fluctuations) like many Colorado reservoirs are. This fact plays an important role in the desirability of Grand Lake for year-round recreation.

Grand Lake, Shadow Mountain Lake and Lake Granby offer over 150 miles of scenic shoreline for fishing, camping and boating. Grand Lake is Colorado's largest and deepest natural lake at 507 acres and 265' deep. Shadow Mountain Reservoir is 1,300 acres in size and is the shallowest. Lake Granby Reservoir is the largest of the three lakes at 7,200 acres.

To promote on-going water quality in Grand and Shadow Mountain Lakes, the town supports the efforts of the Grand County Water Information Network. Their mission statement is:

*"To coordinate, manage, and consolidate the comprehensive water quality monitoring, informational, and educational programs in Grand County, Colorado."*

The Grand County Sheriffs office provides summertime patrols of Grand Lake to govern boating activity. The Forest Service on the other hand regulates boat activity on Shadow Mountain Reservoir and Lake Granby Reservoir as part of the Arapahoe National Recreation Area (ANRA).

#### 2.2.5.1 Existing Water Supply

Grand Lake has its own water district – The Grand Lake Water Department. The water collection and conveyance system consists of two Town owned wells which can yield up to 1,000,000 gallons per day (gpd) and three storage tanks which in total hold 800,000 gallons. A surface water treatment plant is being

renovated and once complete can yield an additional 500,000 gpd.

Average water use is approximately 250,000 gpd on an annual basis (7.6% of water capacity). Summer time usage is higher on a per day basis at 350,000 gpd (10% of water capacity). Peak flows are during the Fourth of July celebrations and are as high as 600,000 gpd (18% of water capacity).

The Town's annual water usage, which ranges from 7.6% to 18% of total water capacity, is well within the water district's service capacity and this situation is favorable for supplying water service to future annexable properties. The ability for the Town to provide water service will continue to be a strong asset and largely the reason for future annexations.

Many residential properties in unincorporated Grand County are reliant upon on well water sources. The success rate of these wells has proven largely inconsistent for many homeowners – very deep and expensive wells have been procured, yielding little and/or unreliable water sources.

### 2.2.6 Topography

Grand Lake's character is strongly influenced by its geographic setting, or topography. Areas of rugged, mountainous terrain, yielding outstanding views, surrounds the Town, leaving a limited amount of flat, easily buildable land. This varied terrain offers both opportunities and challenges when developing property in Grand Lake. Opportunities range from unmatched lake and mountain views to desired south facing, wooded lots. Challenges are plentiful, such as difficult / expensive construction methods, impassable road access in the winter months, and new home construction obstructing neighbors' existing views.

#### 2.2.6.1 Steep Slopes

Grand Lake has various pockets of steep slopes – defined as slopes over 30% (or approximately 17 degrees) in grade, within the existing Town boundary and in the growth boundary. These steep slopes present a number of difficult problems when subject to development: rock fall, scarring, slope failure, erosion/storm water control and traffic access. In addition to these public safety concerns, development on steep slopes also creates a significant negative impact to the important visual character that defines the community.

#### 2.2.6.2 Glacial moraine on Grand Ave

Moraine is a French word that refers to a glacier-formed ridge. When a glacier moves down a drainage or a valley, it pushes ahead of itself a large burden of debris, known as glacial till. (a mixture of sediment, clay, gravel, rocks and large boulders). The rock and soil picked up and transported by glaciers is eventually deposited by melting and retreating glaciers.



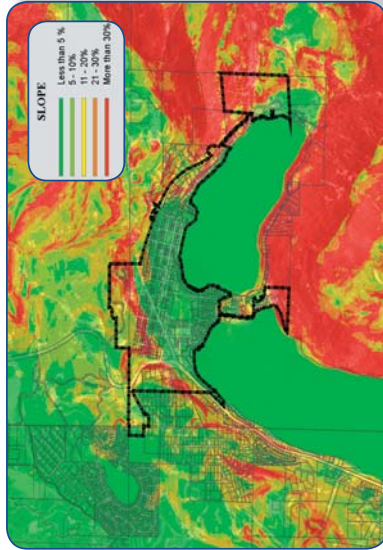
FIGURE 22

A Colorado Big Thompson Project informational kiosk is located at the East Inlet



FIGURE 23

The North and East inlets feed Grand Lake.



**FIGURE 24**

Grand Lake has numerous pockets of slopes greater than 30% within the town boundary.

Grand Avenue near Jefferson Street cuts through a large glacial moraine. The "grade cut" through this moraine has created an unstable, unsafe and unattractive slope condition. This material is highly erodible and potentially dangerous due to precariously perched, large boulders, which are subject to rock falls. These exposed slopes are highly visible to first-time visitors entering the central business district and set the tone for one's entry experience. For visual and safety reasons, Grand Lake should improve this entry image while shoring up the unstable slopes of the moraine cut. One possible design approach is to use locally found materials (boulders/treated timbers and planting pockets, etc.) in a retaining wall system. The existing boulder retaining walls below the Kaufman House are good regional examples of naturalized wall systems. With ample landscaping, this could provide an upgraded entry image for the central business district while also securing this unstable and potentially dangerous moraine material.

**POLICIES**

- P2.1** When appropriate, high points that offer scenic vistas should be preserved as open space. New development or redevelopment should be reviewed as to visual impact and maintenance of existing view corridors.
- P2.2** Where steep slopes are in private ownership and development rights exist, the impact of development will be mitigated through measures such as density reduction, clustering, transferring development rights and application of construction measures to maintain stability.
- P2.3** Slope stability shall be properly designed and maintained; adequate erosion control measures employed and problem soils are properly mitigated to assure public safety when developing steep slopes.

**P2.4** The aesthetic qualities of the steep slopes shall be preserved by minimizing the amount of hillside excavation. Where hillside excavation occurs, cuts must be fully reclaimed to a natural appearance through regrading and landscaping, or screening from general view by buildings.

**P2.5** As part of the review of development proposals for parcels on steep slopes, the Town will carefully evaluate potential impacts associated with aesthetics, slope and or soil stability.

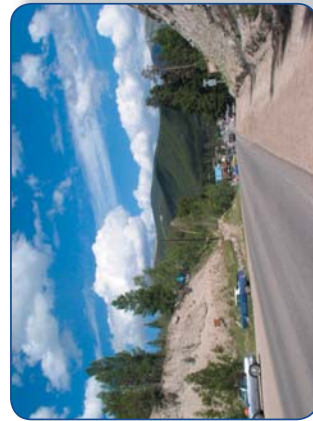
**ACTIONS**

- A2.1** Contract with an engineering firm to evaluate safety hazard and potential stabilization / retaining wall options for the moraine cut slopes adjacent to Grand Avenue.
- A2.2** Evaluate whether adjacent property owners and their developments would benefit from this slope stabilization project; a potential for cost sharing may exist.
- A2.3** Town planner to work with qualified consultant to establish a hillside development ordinance and work to define "steep slopes" as appropriate for Grand Lake.

**2.2.7 Transportation**

**2.2.7.1 Existing Town roadway conditions**

Traffic flows on the main Town streets are currently tolerable. Traffic circulation moves well through Town and most destinations are clearly marked. An additional stop sign on Grand Avenue at Hancock is needed to create a



**FIGURE 25**

The "moraine grade cut" on Grand Avenue



**FIGURE 26**

Moraine grade cut closeup. Large perched boulders are subject to rock falls.



**FIGURE 27**

The Tonahutu Ridge neighborhood adjacent to the Grand Lake Lodge has incorporated natural looking retaining wall.



**FIGURE 28**

Natural looking retaining wall at the Kaufman House





**FIGURE 29**  
Existing town entry  
signage on Hwy 34

four-way stop condition. Currently, those vehicles going east on Grand Avenue are not required to stop – and this creates an awkward intersection condition.

**ACTIONS**

**A2.4 Town Planner to contact the Grand Lake Public Works Director to initiate process of installing a new stop sign at Grand Avenue and Hancock Street creating a 4-way stopping condition.**

**2.2.7.2 Highway 34**

Highway 34 accommodates high traffic flows in the summer months – with the Rocky Mountain National Park traffic and reduced flows in the winter-time – when Trail Ridge Road is closed. With effective Town entry signage and an easily negotiated West Portal Road entry, the Town can further capitalize on the 500,000 annual passengers on Highway 34, bringing additional sales tax dollars into the community.

The Town has commissioned a traffic study of potential Town entrance and exit scenarios. This is an on-going study and will be finalized outside of the timeline of this Comprehensive Plan.

**POLICIES**

**P2.6 Provide an efficient, cost-effective and safe road and street system to meet the Town's needs for convenient movement of people, goods and services throughout the Town and Growth boundary.**

**2.2.7.3 Public Transportation in Grand Lake**

Currently, no public transportation agency provides transit service in Grand Lake. Public officials and members of the public have indicated a willingness to support a system should an agency initiate service.

**ACTIONS**

**A2.5 The Board of Trustees should initiate contact with surrounding communities and/or active regional transportation agencies to research the feasibility of achieving transit service for Grand Lake.**

**2.2.8 Wildlife**

Grand Lake is surrounded by thousands of acres of pristine wilderness on public lands and a diverse array of wildlife can be seen in Town and on nearby trails. Some wildlife species found in the Planning area (Town and Growth boundary) include: Moose, Raccoon, Fox, Coyote, Bear, Bobcat, Ground/Pine Squirrels, Deer, Eagles, Ospreys, Hawks, Elk, Waterfowl (ducks, geese), various songbirds, Five species of Trout and Kokanee Salmon.

Grand Lake has many creeks and streams throughout the community that serve as wildlife corridors. Ample setbacks and vegetative buffering of these drainages is key to them remaining useful as movement corridors for wildlife of all sizes. Of particular concern are the north and east inlets and the north fork of the Colorado River. The east inlet and the North fork of the Colorado are now in the County and not under the Town's jurisdiction. The North inlet however, is in the Town boundary and should be governed so that residences are set back from the drainage ensuring unobstructed wildlife movements. Fences, walls and permanent structures should be discouraged within an established buffer area.

**ACTIONS**

**A2.6 A fence ordinance should be explored by Town Planner to eliminate fences, walls and permanent structures within the town established 30' buffer area along the rivers and lakes within the Town boundary.**

**2.2.9 Vegetation**



**2.2.9.1 Impact of the Pine Beetle**

The detrimental impact of the Mountain Pine Beetle (MPB) can be seen throughout Middle Park and has reached Grand Lake. The long-term impacts of MPB can be sustainable in terms of a decline in tourism and increased fire danger.


The ponderosa, lodge pole, scotch and limber pines are the most susceptible species of pine to the Dendroctonus ponderosae or Mountain Pine Beetle, which is native to the western U.S. The MPB burrows under the bark and transmits Bluestain fungi, which assists the beetle in killing the tree.

When natural controls such as extreme winter cold, woodpeckers, and clerid beetles fail to prevent outbreaks there are a number of control methods. More effective of the prevention methods is the removal of physically dam-

**WILDLIFE**

**Species Found in the Planning Area**

(Town and Growth boundary)

-  Moose
-  Raccoon / Fox
-  Bear
-  Ground/Pine Squirrels
-  Deer
-  Eagles, Ospreys & Hawks
-  Elk
-  Waterfowl (Ducks/Geese)
-  Coyote
-  Various Songbirds
-  Bobcat
-  Five species of Trout
-  Kokanee Salmon



**FIGURE 30**  
Wildlife abounds in and around Grand Lake

aged and weakened trees (since they are the first to be targeted by MPB). Several chemical sprays can and have been used to prevent outbreaks. The infestation of the Forest is too great to be addressed except by natural conditions. However, the town can and should do all it can to preserve trees within town. They are a big part of the town's ambiance.

The town has a program in place to reimburse property owners for removing beetle-infested trees and/or spraying trees within the town owned right-of-ways. This proactive approach has been cost effective for property owners willing to invest in the protection of their own trees as well as the town's.

**POLICIES**

- P2.7** The Town supports wildlife and vegetation management practices.
- P2.8** The Town will take all practical steps to help preserve, respect and incorporate existing environmental constraints and opportunities to assure that new development and redevelopment harmonizes with the area's natural and human-made environment.
- P2.9** Unique or distinctive natural features and systems, critical wildlife habitats, and wetlands are important to maintain the balance of ecological systems and other environmental resources. The Town

promotes preservation and protection of these areas and advocates for sound conservation practices.

**P2.10** The town supports a native tree replanting program to facilitate vegetation efforts to replace trees lost to the Mountain Pine Beetle.

**ACTIONS**

- A2.7** Establish development guidelines for new development that will occur in potential wildlife habitat areas – especially upon annexation of lands to the northwest of the existing Town boundary. Guidelines should include buffer-setbacks requirements from creeks; require wetland identification, and an evaluation of significant natural areas and prime wildlife habitat – serving to preclude development in these areas.
- A2.8** Establish guidelines for MPB management. Evaluate whether development review criteria and / or a Town ordinance needs to be created. Town should coordinate and work with regional efforts to control and contain MPB issues.
- A2.9** Town Manager to research alternative native trees that are not susceptible to MPB and then establish an action plan for revegetation efforts.

**2.3 TOWN BOUNDARY / GROWTH BOUNDARY**

The Town boundary for Grand Lake comprises approximately 670 acres. Currently under consideration for annexation are two parcels west of US Highway 34, a total of 30 acres in size. Land outside of the Town boundary is under the jurisdiction of Grand County. A number of residences in the "Old Grand Lake" area, (including those lots on the peninsula, south of the Wescott Bridge and east of Jericho Road) and those lots on the south side of Grand Lake are in unincorporated Grand County. Additionally, a number of waterfront lots on the east side of the lake, south of West Portal road are in the Grand County as well.

**2.3.1 Growth Boundary**

Joint review by the Town staff and Grand County planning, for development proposals for parcels on the east side of US 34 will benefit travelers and locals alike by preserving existing, high quality views of Shadow Mountain and Shadow Mountain Reservoir from this well traveled corridor. The lakeshore and adjoining view corridors are now and will continue to be valuable assets, which are especially vulnerable to obstruction from development along US 34. The local economy is dependant on its quality of natural resources thus; view corridor protection will be key to the long-term economic sustainability of Grand Lake. Quality development along this corridor is critical to preserve the character and quality of life of this gateway community.

**What is "leapfrog" development?**  
"Leap frog" development occurs when projects randomly dot the countryside with no connection to existing urban infrastructure

The growth boundary includes parcels that the Town will consider annexing in the future areas the development of which will impact the Town. The Town desires quality, controlled and smart growth along the Highway 34 corridor and to avoid "leapfrog" growth conditions. The major potential annexation areas are listed below:

- The Ridge at Elk Creek - two parcels west of US Highway 34 and adjacent to the existing Town boundary, totaling 30 acres in size (see discussion below)
- Multiple parcels north west of West Portal Road, between the existing Town boundary and Rocky Mountain National Park
- A number of residences in the "Old Grand Lake" area (those lots on the peninsula, south of the Wescott / Jericho bridge and east of Jericho road)
- Numerous residential and commercial parcels on both east and west sides of US Highway 34, running south along Shadow Mountain Reservoir to the north fork of the Colorado River.

Potential residential developments are possible on parcels north of West Portal Road (as medium density residential), and in three locations in the extreme north / northwestern corner of the growth boundary (low density residential). These three residential development pods have a flat to rolling terrain condition, are outside of sensitive drainages, and are suggested to be zoned as residential estate district (1 DU per acre – see section 4.3.1). Road access to these parcels occurs in two places; the eastern most parcel is accessed from West Portal Road directly and the two western parcels are accessed by extending the proposed roads from the planned subdivision just south of the three residential developments discussed above. Proposed roads are conceptual connections only and should be studied in more detail by a qualified engineer.

Currently under consideration for annexation is phase 2 of the Ridge at Elk Creek consisting of two parcels west of US Highway 34, off of Golf Course Road (GC 48). This proposed residential development consists single family-medium density units (5,000 square foot lots) on 2 parcels, totaling 30 acres in size. The development will include 20% of the units as affordable housing.

The Town desires to work with Grand County to participate in review of development proposals for the parcels along US Highway 34, adjacent to Shadow Mountain Reservoir. A proactive approach by the Town can have long lasting community benefits, especially to the central business district if the Town acts to jointly review the land uses along this highly visible corridor. The proposed commercial area along Shadow Mountain Reservoir on Hwy 34 can benefit the existing central business district in the following ways:

- This commercial area could be designed to accommodate a recreational vehicle to turn around. A turn around zone for recreational vehicles



**FIGURE 31**  
The red line indicates the existing town limits/boundary



**FIGURE 32**  
 Grand Lake  
 Comprehensive  
 Growth Plan

can help these drivers who missed the original central business district turn off (Grand Avenue and Hwy 34) to find their way back to Grand Lake. This turn around opportunity may help to “capture” additional Hwy 34 travelers who might otherwise skip visiting the town upon missing the original turn off at Grand Avenue.

- The commercial uses in this area should be complimentary but secondary to businesses in the central business district. An additional visitors center here could help steer visitors back into the central business district.

**POLICIES**

**P2.11** The Town will be proactive in working with Grand County to review development proposals of properties along Highway 34, along Shadow Mountain Reservoir, to ensure key lake and mountain view corridors are preserved.

**P2.12** The Town will annex only those properties in which it receives benefit from. (i.e. properties providing affordable housing, real estate transfer fees or commercial properties with positive sales tax implications.)

**P2.13** The Town opposes 'leapfrog' development unless provisions are made to relieve the Town of associated additional maintenance costs.

**P2.14** Properties within the growth boundary shall provide easements for future utilities and that these properties, upon annexation, will tie into the Three Lakes Water and Sanitation district.

**P2.15** The town supports existing commercial establishments on Hwy 34 but opposes any new zoning of commercial land or new businesses on Hwy 34 other than that shown on the Growth Boundary Map on pg 17.

**ACTIONS**

**A2.10** Town planner to contact Grand County planning department to coordinate joint review of development proposals for properties along Highway 34.

**A2.11** Town planner to evaluate proposed commercial parcels on Hwy 34 at Shadow Mountain Reservoir for an adequate turn-around location and design to accommodate large recreational vehicles. Coordinating turn-around location with a staffed visitor's center satellite facility should be considered.

**A2.12** Town planner should work closely with traffic engineer to sensitively locate proposed roads needed to access residential developments occurring in the north / northwest corner of the growth boundary.

**2.4 EXISTING TOWN POPULATION**

The Town population consists of year-round and second homeowners. The year-round population in Grand Lake is approximately 485 residents in approximately 188 homes. Table 3 illustrates the population age distribution (in the year 2000) in Grand Lake. This year-round or full time resident figure has grown slowly in the last one hundred years; the year-round population in 1900 was approximately 100 residents. Winters in the Town can be difficult, long distances from some supplies. US 34 becomes a “cul-de-sac” – as Trail Ridge Road through “Rocky” is closed during the winter months. Residents who call the Town their winter home are warm-hearted, hardy and resilient. This tight-knit community has benefited over the years from the small wintertime population, as many residents know one another, some families are second or third generation – living in the community that they love and generally take pride in their small-town culture.

**2.4.1 Second Homeowners 16**

Second homeowner population is much larger but only seasonal. The summertime peak population reaches as high as 2,000 residents. Second home owners are those property owners who maintain a primary residence elsewhere and who spend only part of their time in Grand Lake. Today, more than half of all dwelling units in the total housing stock in Colorado resort communities are second homes. Up to 80% of the housing stock in Grand Lake are second homes. Over the next decade, many baby boomers (now 39 to 57 years old) will enter the prime life stage for buying a second home and the high growth rate in spending on such real estate looks to continue.

Second home development, like any economic activity, creates demand for a range of goods and services from businesses, local governments and their employees. In turn, working families require housing and create their own demand for private and government services. Service providers, in turn, employ more workers with additional needs for housing, services and so forth.

On the positive side, second homes are participants in the cycle of job generation in the local economy. On the downside, increasing numbers of second homes have begun absorbing large amounts of land in areas where land available for development is limited by terrain and public domain. The consequence is a growing impact on the real estate prices, and the cost of living, as well as increasing demands for service from local governments.

Given these circumstances, Grand Lake and other Colorado resort communities share a common interest of growing importance. Each community in its own way is seeking to reconcile competing demands. On the one hand



**FIGURE 33**  
Grand Lake residence on Woodpecker Hill

**TABLE 1**

Population/Age Distribution (2000)

Age	Fraser	Granby	Grand Lake	Hot Sulphur Springs	Kremmling	Winter Park	Grand County
Median	31.1	33.9	44.3	36.1	33.5	36.2	36.9
Under 15 years	144	336	61	102	378	64	2,207
15 to 24 years	148	231	42	72	213	95	1,621
25 to 44 years	420	511	131	181	530	291	4,316
45 to 64 years	164	346	159	134	329	179	3,330
Aged 65+ years	34	101	54	32	128	33	968
<b>Total</b>	<b>910</b>	<b>1,525</b>	<b>447</b>	<b>521</b>	<b>1,578</b>	<b>662</b>	<b>12,442</b>
Under 15 years	15.8%	22.0%	13.6%	19.6%	24.0%	9.7%	17.7%
15 to 24 years	16.3%	15.1%	9.4%	13.8%	13.5%	14.4%	13.0%
25 to 44 years	46.2%	33.5%	29.3%	34.7%	33.6%	44.0%	34.7%
45 to 64 years	18.0%	22.7%	35.6%	25.7%	20.8%	27.0%	26.8%
Aged 65+ years	3.7%	6.6%	12.1%	6.1%	8.1%	5.0%	7.8%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: Colorado State Demographer, Economic & Planning Systems

is the demand for second homes and the benefits of a successful second home development sector as an economic driver. On the other hand are the associated demands of a large and growing resort community and of a second home driven workforce requiring housing and services that are affordable, convenient and responsive to the workforce's needs.

## 2.5 EXISTING TOWN FORM

### 2.5.1 Historical Western Development Patterns

The first towns of the American settlement were generally planned in a gridiron pattern of wide streets by engineers and surveyors from the East. This "stock" template was extensively used in laying out towns across the West, irrespective of the topography. This is true of Grand Lake. In actuality however, the original street grid breaks down in several areas — for example, there are many steep and unbuildable lots in the Woodpecker Hill neighborhood. (See section 4.1.1) Grand Avenues' right-of-way is 100 feet wide while most cross streets (i.e. Garfield and Pitkin) are 80 feet in width.

Fortunately this original pattern of gridded streets has proven successful over time and incorporates many concepts that planners are going back to today: compact commercial and residential developments, gridded streets with generous sidewalks, practical and functional alleys, and locating buildings close to the right-of-way line creating an inviting public street with a sense of enclosure.

### 2.5.2 Grand Lake's Form Today

Some notable, physical issues regarding Grand Lakes' existing town form follow. Grand Lake has struggled with a clearly defined Town entry. It is generally felt that the current Town entry, especially the northern approach from "Rocky", is inadequate, and is the reason many of the 500,000 travelers on US 34 — do not make it into Town. This entry scenario is currently under study for ways in which to resolve this dilemma. US 34 also effectively splits through Town, creating an impassible pedestrian barrier. The main road -West Portal, into Town requires a right turn to enter the central business district. Although a way finding sign at the intersection of Grand Avenue and West Portal helps, unknowing drivers frequently continue on West Portal and bypass the central business altogether. A consistent, thematic sign similar to those proposed in section 4.2.6.2, located at this intersection will help with directing traffic.

Grand Lake is fortunate to have its central business district located on the Lake's waterfront. See section 4.2.4 for design solutions to further capitalize on Lake access and visibility. A large, 15 plus acre parcel

under private ownership and centrally located to the central business district is a Town asset, as the owner currently maintains the property as undeveloped and private open land. Large residential lots on the south side of Grand Lake are in unincorporated Grand County, on well water and accessed by Jericho road, which is a substandard road and has limited winter accessibility.

## 2.6 PUBLIC SAFETY / SCHOOLS

Grand Lake is served by a number of organizations/ districts for its public safety and schools.

### 2.6.1 Law Enforcement

The Grand County Sheriff's Department is contracted to provide law enforcement and dispatching services — providing the equivalent of 3.5 full time employees.

### 2.6.2 Fire Protection / EMS

The Grand Lake Fire Protection District provides fire protection and Grand County provides emergency medical services (EMS).

### 2.6.3 Schools

"His Kids" Pre-School at the Stillwater Chapel provides preschool service. Children in Kindergarten through 5th grades attend Grand Lake Elementary School in Grand Lake. The Grand Lake elementary school is a valued civic institution providing a local sense of community and hosts seasonal events further knitting together multiple generations in the town. Childcare services are also provided for a fee at this location. This school looks to have adequate capacity and is not anticipating expansion of the facility anytime in the near future. Children in 6th through 8th grades attend East Grand Middle School in Granby. High school — 9th through 12th grades is located at Middle Park High School also in Granby.

#### POLICES

**P2.16** The town supports initiatives that perpetuate the existence and viability of the Grand Lake Elementary School as a valued civic institution.



FIGURE 34

Grand Lake's architectural history is of a western and rustic character.



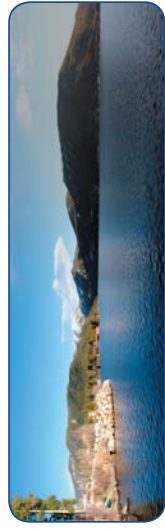
FIGURE 35

Many home and business owners in Grand Lake have adopted the western and rustic historic character.

# 3 PUBLIC INPUT – VISIONS, GOALS & OBJECTIVES

## 3.1 VISION

*The Comprehensive Plan will guide development and re-development over the next planning period — about a 20-year horizon to benefit current and future residents. As the Town grows, it will likely change in character too. What kind of community do we want Grand Lake to be?*



The following list is a 20-year vision or “wish list” created by Grand Lake citizens for the Town in the year 2024. These summarized ideas resulted from a citizens’ advisory committee meeting early in the Comprehensive Plan process:

- GRAND LAKE VISION 2024:**
- “LIVING WITHOUT (ECONOMIC) STRUGGLE” BY HAVING A HEALTHY/ ROBUST AND YEAR-AROUND TAX BASE
  - SHADOW MOUNTAIN TRAM
  - ARTS COMMUNITIES/AS ECONOMIC DRAW
  - LAKE PROPOSAL ANNEXED WITH LAKE TRAIL
  - RECREATION CENTER WITH ASSOC. ACTIVITIES
  - TOWN LOOP – INTERPRETIVE SIGNS/PEDESTRIANS ONLY
  - PUBLIC RESTROOMS IN EVERY BUSINESS
  - TREES RE-GROWN – WATER ISSUES RESOLVED IN FRONT RANGE – THE FRONT RANGE WON’T CONTINUE TO NEED OUR WATER
  - ELK & TROUT ISSUES RESOLVED
  - LAKES MAINTAINED /CLEAR WATERS/GOOD MAINTENANCE
  - CONTROLLED GROWTH – BUILD ENOUGH PO BOXES
  - TENNIS COURTS
  - BUILT OUT WITH SENSE OF HUMOR STILL INTACT

The Comprehensive Planning team synthesized the 2024 vision into the following vision statements:

- VISION 1:** Our future development will be concentrated within a growth boundary, be actively managed, served by adequate public facilities and will encourage economic vitality.
- VISION 2:** Our community will strive to balance future land uses and ensure economic self-sustainability.
- VISION 3:** Our community will be livable, walkable, safe and distinctive while also retaining a small town character.
- VISION 4:** Our environmental resources will be protected and when used, will be used wisely.
- VISION 5:** Our citizens will take part in the decisions and actions that affect them.

## 3.2 GOALS

The vision statements above have been translated into Goals and Objectives. Goals are general statements that represent “big picture” desires usually dealing with individual subject areas. Objectives are more specific than Goals and should be measurable (one can measure accomplishment).

- The following Goals and Objectives represent a wide array of consensus from citizens, Board of Trustees, Planning Commission, advisory committee members and staff of Grand Lake:
- Utilize the Comprehensive Plan for all Town land use decisions.
  - Preserve unique rustic small town character.
  - Create a sustainable, diverse and stable local economy to provide a solid sales tax base for improved public services and to create year-round employment opportunities.
  - Capitalize on and celebrate Grand Lake’s strengths. (An abundance of natural amenities, charming western village character, gateway to R.M.N.P. and Grand Lake/Shadow Mountain Reservoirs.)
  - Balance commercial vs. residential development pressures in the central business district.
  - Set higher aesthetic standards for architecture, landscaping, lighting, and signage for highly visible Highway 34 properties and for the central business district.

- Improve the “livability” of Grand Lake – create additional pedestrian connectivity, improve access and visibility to Grand Lake and create additional Town facilities to promote community building.
- Improve and enforce the year-round community image – Adopting a Town wide signage program, by improving and upgrading alleys, and regularly removing snow from boardwalks in central business district.
- Expand recreation opportunities for Grand Lake citizens of all ages.
- Improve community-wide, civic group correspondence.
- Assure the health, safety, and welfare of Grand Lake citizens.
- Town staff in various Town departments make a variety of decisions every week concerning roads, sewers, parks and new developments. Individually, the decisions may not seem related; however, the cumulative effect of such decisions has a significant impact on the community and quality of life. Clearly defined goals and objectives help the Town focus these many individual actions for the good of its citizens.

## 3.3 OBJECTIVES

- Capture more of the visitor traffic on Highway 34 from Rocky Mountain National Park – during the summer tourist season.
  - Support, promote and expand local marketing and economic development groups and initiatives.
  - Evaluate and fill market niches currently lacking in Town.
  - Revitalize the waterfront with additional recreation programming and expanded pedestrian oriented events while opening up views of Grand Lake from Grand Avenue.
  - Establish a parking / traffic management strategy to accommodate citizens’, visitors’ and business owners’ needs. Reduce / manage traffic congestion in the busy summer months.
  - Create a “walker friendly” central business district.
  - Support, promote, and expand local arts and cultural organizations.
  - Provide additional opportunities to educate visitors about the natural and cultural history of Grand Lake.
  - Support, promote and govern winter sports activities.
- The Town vision, goals, objectives, policies and action items are inextricably linked to one another. From the vision statement, goals are formed, and

from the goals come objectives and so on). The goals, policies and actions are the building blocks of the Comprehensive Plan. They strive to protect citizen and property rights, balance conflicting interests and are based on community values. The Town policies in particular should be used in conjunction with the Comprehensive Land Use Map.

As time passes, there will be a need to modify the Goals. Thus, the planning process is continually monitoring results and evaluating the relevance of the direction. Board of Trustees may update Goals and Objectives and even the Vision Statement at any time. These will also be reviewed during the next update of the Comprehensive Plan.

### 3.4 PUBLIC SURVEY FINDINGS

The Comprehensive Land Use Plan design team created and distributed a public survey with the help of Town staff. (See Appendix – “SWONS / Community Survey Results” for full reports) A summary of the main findings follows:

- Areas of agreement between full time and second homeowners are:
  - The need to diversify the local economy and to generate more sales / economic activity during the winter months (Questions in Section C)
  - The need to improve on the Towns seasonal image and provide more code enforcement for alley / street cleanliness and illegal parking. (Question #C6)
  - The need for additional teen recreation opportunities. (Question #E1)
  - The need for more robust design guidelines for architecture, lighting, signage and landscaping (Question #C6)
  - Most residents shop outside of the Town for basic goods and services such as clothes, household items, doctor/dentist visits (Question #B6)
  - Affected property owners are not willing to tax themselves (in a Business Improvement District – BID) to extend streetlights and the boardwalk from Ellsworth to Highway 34. (Question #B9)
  - The Town should attempt to provide both rental and owner occupied affordable housing opportunities. (Question #C3)

### 3.5 GRAND LAKE'S SWONS

The following is a summary of Strengths, Weaknesses, Opportunities, and Needs (SWONS) identified in comments received in public workshops and work sessions with Planning Commission, Board of Trustees, advisory committee members and Town staff. The SWON analysis is a valuable tool for communities to gauge assets and liabilities, areas for improvement, to create a “wish list” of community desires. (See appendix for a complete list of comments).

#### STRENGTHS

Grand Lake citizens possess a strong sense of community, are willing to help each other and are generally active in and proud of their community. Grand Lake has a long, rich history with multiple generations living in Town. Citizens feel that Grand Lake is a safe and secure community for kids to grow up in and tout a high quality of life. The surrounding scenic beauty is unsurpassed in Colorado and Grand Lake boasts the State’s largest and deepest natural lake. The central business district has a diverse mix of businesses and committed, dedicated and active business owners. Grand Lake citizens have fresh air, water, diverse wildlife habitats and ample recreational opportunities. The Town residents are very active in the summer months with tourism and seasonal festivals and are proud of their nationally recognized theater program - Rocky Mountain Repertory Theater.

#### WEAKNESSES

Grand Lake residents and business owners are exploring solutions to balance the summer and winter economies. Overall seasonal beautification projects and code enforcement of alleys, walkways, illegal parking and absentee land-owner properties are continuing goals of the community. Residents would like the Comprehensive Plan to address upgrading the town entry with new signage and balancing commercial vs. residential uses in the central business district. A new design guideline package for architecture, lighting, signage, and landscape will provide welcomed consistency for home and business owners. A diversified business mix and improved sales tax base will afford funds for public improvements such as additional economic development initiatives, teen recreational opportunities and a parking / traffic management plan.

#### OPPORTUNITIES

Grand Lake has numerous opportunities to improve its livability and economic position. The Grand Lake Community Cultural Center is a “diamond in the rough” and upon completion, can meet the needs of many local citizens and organizations (i.e. arts programming for all ages, community gathering place that is not a bar, recreation, movies etc.). Improved communication between many public and private groups can help the Grand Lake community as a whole: Various fundraisers in the community (i.e. the library, Chamber, Community Cultural Center) can benefit from pooling resources and sharing funding sources to become a more robust and educated fund-raising community: Private home-owners can also benefit from improved communication and cooperation regarding areas of shared concern; and homeowners, the Fire Department, Sheriffs Department, Grand County and Rocky Mountain National Park can all benefit from a forum for more regular correspondence.

#### NEEDS

The central business district can benefit from safer and more visible pedes-

trian crosswalks. A medical facility / clinic will provide a self-sustaining medical service while creating a few higher paying jobs. The central business district has some unmet business niches that can be filled (i.e. a hardware store, bookstore, affordable clothes, organic foods and business services – fax, internet, reprographics). An effort to diversify the local economy from its existing reliance on real estate/tourism and recreation can reap future rewards. Winter sport activities such as snowmobiling and sledding can benefit from additional enforcement such as snowmobile speeds in the central business district, reducing noise when feasible, and using defined lake access points. The sledding hill can benefit from a more formalized operation with additional supervision from parents and multiple police officer patrols.



**FIGURE 36**  
**STRENGTH**  
The Rocky Mountain Repertory Theater draws from a national pool of performers



**FIGURE 37**  
**WEAKNESS**  
Removal of snow from the boardwalk in the winter/shoulder months will promote walkability and additional seasonal commerce

## 4 GRAND LAKE COMPREHENSIVE LAND USE PLAN

The Comprehensive Land Use Plan map is a graphic expression of actions needed to achieve the vision, goals, and objectives identified in this update of the Comprehensive Plan (see “Comprehensive Land Use Plan” next page). The Grand Lake Comprehensive Land Use map shows designated land uses in the Planning area as outlined in Section 4.3 below.

### 4.1 STRUCTURAL COMPREHENSIVE PLAN IMPROVEMENTS

The Land Use Plan map is general with approximate land use designations. These are represented by land use colors that do not necessarily follow existing property lines. The Land Use Plan is not a zoning map. Zoning within Grand Lake’s Town limits is controlled by municipal ordinance. Specific zoning for development projects is usually set at the time of annexation to conform to the Town’s Comprehensive Plan. Property-specific conditions are taken into account when the Planning Commission and Board of Trustees are requested to zone, rezone or grant a building permit for a specific parcel.

The following Comprehensive Plan recommendations are directly related to the Vision, Goals, and Objectives but require some level of physical change for their implementation.

#### 4.1.1 Woodpecker Hill Sub-area

The Woodpecker Hill neighborhood is subject to the problems created when original Town surveyors imposed the grid street pattern on the entire community, irrespective of the topography. Many of the platted streets in this neighborhood are on steep slopes rendering them virtually unbuildable, so the existing road layout does not reflect the topographic reality. Therefore, to maximize the benefits to the property owners, it is suggested that a portion of this neighborhood be designed cohesively and that a “Woodpecker Hill sub-area plan” be created. Suggestions to consider when generating a sub-area plan are as follows:

- Explore the dissolution and reconfiguring of existing lot lines to resolve difficult terrain and access issues and to eliminate the need for massive over lot grading
- Study access points and streets alignments for maximum neighborhood benefit (suggested access points and roads on the Comprehensive Plan are intended as a starting point only)

- Ensure equality and equitable distribution of existing owner’s property rights and lot sizes
- Explore dissolution and reconfiguring right-of-way lines for maximum benefit (both Town and property owners)
- Allocate adequate right-of-way easements for public benefit such as utilities and trails

#### 4.1.2 Highway 34 Commercial Areas

Numerous commercial parcels on Highway 34 are included in the design review boundary. These businesses and a few residential properties are very high profile and visible to the 500,000 vehicles on Highway 34. These businesses, residences and the Town can benefit from additional design overview setting the tone for Grand Lake design quality. This intersection has design momentum with the main Town entry sign, which incorporates the rustic and arched timbers – and the new visitors center. The redeveloped visitors center will be designed in rustic style architecture and most likely be the first stop for many visitors to Grand Lake. Additional design review for businesses and residents on Highway 34 can build on these existing successes and perpetuate the same level of quality design on these highly visible properties.

##### POLICIES

- P4.1 Upgrade the image and viability of commercial and residential properties at the highly visible intersection of West Portal Road and Highway 34.**

##### ACTIONS

- A4.1 Ensure that new development and redevelopment of parcels located within the central business district design review boundary are subject to Town design guidelines.**

### 4.2 GRAND LAKE DESIGN REVITALIZATION

Grand Lake possesses natural assets that few other Colorado Communities have. Only a handful of Colorado communities are on “the water”. Most

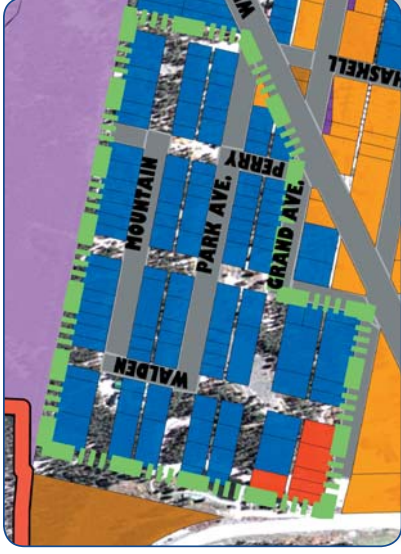


FIGURE 38

Properties within the green lines are within the Woodpecker Hill sub-area



FIGURE 39

The highlighted parcels on Highway 34 are subject to additional design review (see section 4.4.1)



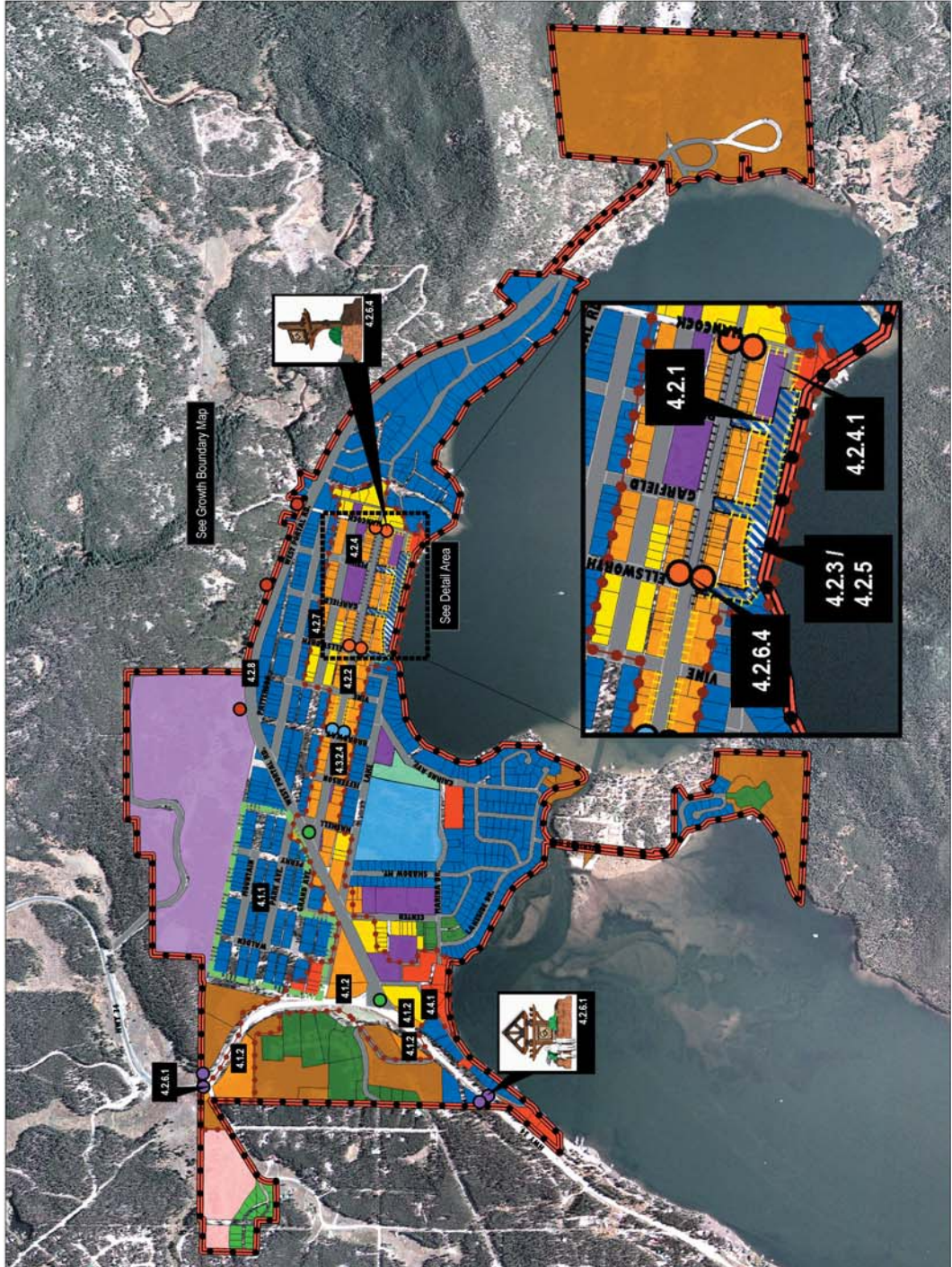


**GRAND LAKE  
COMPREHENSIVE  
LAND USE PLAN**  
Comprehensive Plan Details

- 4.1.1: Woodpecker Hill Subarea
- 4.1.2: HWY 34 Commercial Areas
- 4.2.1: Pedestrian Circulation / Boardwalk Extension
- 4.2.2: West of Ellsworth
- 4.2.3: Rowing / Kayaking Center
- 4.2.4: Parking Strategies
- 4.2.4.1: Parking on Waterfront
- 4.2.5: Fire Ring
- 4.2.5.1: Entry Monuments on HWY 34
- 4.2.5.4: Grand Lake CBD Monuments
- 4.2.7: Grand Arts Community Cultural Ctr
- 4.2.8: Proposed Trails
- 4.3.2.4: Vertical Zoning
- 4.4.1: Design Advisory Board

Note: Numbers identified on the map correspond to sections in the Grand Lake Comprehensive Plan. Please refer to the plan for a detailed description of each area.

- Residential Estate District
- Single Family Medium Density Residential
- Single Family High Density Residential
- Multi Family Medium Density Residential
- Multi Family Rental
- Commercial
- Planned Development
- Resort
- RV Park
- Public
- Park
- Open Space
- Town Boundary
- Design Review by Staff
- Design Review by Committee
- Directional Signage
- Entry Monument on HWY 34
- Trial Head Sign
- Future CBD Entry Monument
- Existing Boardwalk
- Proposed Boardwalk
- Woodpecker Hill Subarea
- Proposed Population Zone



**FIGURE 40**  
The Grand Lake  
Comprehensive  
Land Use Plan



FIGURE 41

The Grand Lake waterfront has pockets of land that can be better designed for the common good.



FIGURE 42

Grand Lake waterfront



FIGURE 43

A pleasant pedestrian-scaled connection from Grand Avenue to the lake.

unique is the fact that the water level is fixed by the Colorado Big Thompson project and not subject to drought fluctuations. Therefore, the two Lakes, Grand and Shadow Mountain, have continually been identified as the strongest of the community assets. The public meetings associated with the Comprehensive Planning process have yielded following suggestions as ways to improve the waterfront asset:

#### 4.2.1 Pedestrian Circulation / Boardwalk Extension

A majority of public participants felt strongly that the Town should extend the boardwalk to the Grand Lake waterfront in a more comprehensive way. (See section 4.4.2.1 for snow removal discussion) Streets where logical boardwalk extensions should occur include Hancock, Pitkin, Garfield and Ellsworth – south of Grand Avenue to Grand Lake creating a continuous “boardwalk loop” walk along the waterfront. Working in conjunction with other waterfront revitalization strategies, the extended boardwalk will “open up” the waterfront views and accessibility to Town visitors. For instance, rearranging parking on Pitkin and Garfield, south of Grand Avenue, to be parallel rather than head-in, wider view corridors of Grand Lake will be possible. By wrapping the boardwalk down these side streets from Grand Avenue, visitors will be more likely to patronize businesses facing Pitkin and Garfield and be encouraged to walk down to the waterfront.

A key connection that is currently lacking is from the Western Rivera on Garfield, along the waterfront – past the volleyball court and the Town gazebo, connecting back over to the intersection of Ellsworth and Grand Avenue. This segment is a jewel of a walking experience and the benefits of extending the boardwalk through this area are threefold:



FIGURE 44

The boardwalk can be expanded to the waterfront for additional pedestrian connections and design consistency.

- It opens up a beautiful, scenic, and under-utilized segment of the Grand Lake waterfront to a more formalized walking/ strolling usage, provides additional accessibility to the Town owned gazebo – which is on the water
- Brings more visitors/foot traffic to the Ellsworth & Grand Avenue intersection.

#### ACTIONS

**A4.2** Work with a landscape architect / planners to conduct a detailed sub-area study to evaluate in more detail the boardwalk extension alignments and waterfront program usages.

#### 4.2.2 Boardwalk Extension – West of Ellsworth

Businesses on Grand Avenue, west of Ellsworth to West Portal generally have large building setbacks with parking in front. The feel of this area is quite different from the businesses east of Ellsworth – with their overhead canopies, landscape strips and boardwalks. This plan recommends extending a version of the boardwalk, landscape strip and lights, where feasible, from Ellsworth to West Portal. This will benefit business owners and citizens of Grand Lake in the following ways:

- By extending the boardwalk, landscape strip and lights to West Portal, visitors entering the central business district will see a unified streetscape treatment
- This extension and consistency can visually and physically link together all businesses on Grand Avenue



FIGURE 45

Town-owned gazebo on Grand Lake

- The boardwalk extension can tie into the proposed moraine wall system (see section 2.2.6.2) creating an aesthetic natural gateway into the central business district
- Extending the landscape strip will serve pedestrians well by defining a clear walkway (eliminating car / pedestrian conflicts) to the central business district
- Limits and defines the areas where cars pull into and out of parking lots on Grand Avenue.

An affordable and durable design option to be considered when the boardwalk is extended beyond Broadway to the west is to create a designated pedestrian walk out of patterned concrete that resembles wood. Wood boardwalk would be the preferred material in this area but concrete boardwalk (installed to Town standards) would be acceptable. The businesses west of Ellsworth are “set back” further from the road than are the businesses east of Ellsworth—where the boardwalk currently exists. A designated pedestrian walkway made from stamped concrete (stamped and colored concrete to represent wooden boardwalks) is a positive design solution, which can create a durable sidewalk system and continue the spirit of the boardwalk on both sides of Grand Avenue, west all the way to Highway 34. The alignments of this “concrete boardwalk” extension will have to be carefully considered—as the alignment will weave in front and behind parked cars, depending on the existing parking conditions.

#### **POLICIES**

**P4.2** Streets, pedestrian paths and bike paths should contribute to a system of fully connected and interesting routes to all destinations.

#### **ACTIONS**

**A4.3** Town manager and Town planner to facilitate a workshop with business owners on Grand Avenue and west of Ellsworth to verify boardwalk, landscape strip, and lighting extension is desired by the majority. Funding strategies and phasing should be discussed.

**A4.4** Work with a landscape architect / planners to conduct a detailed sub-area study to evaluate in more detail the boardwalk extension alignments and waterfront program usages.

**A4.5** Town manager and Town planner to contract with a landscape architect / planner to study probable alignments of concrete boardwalk extension from Ellsworth to Highway 34. An underground snowmelt system may be considered for the pedestrian portion this concrete sidewalk extension.

### **4.2.3 Rowing / Kayaking Center**

An additional way to capitalize on the assets of Grand Lake / Shadow Mountain is to create a non-motorized rowing center. Open house and public meeting participants very favorably received the idea. A rowing center can

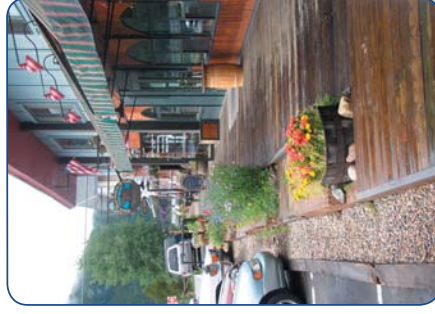
- provide numerous benefits and supports the Comprehensive Plan goal of “improve recreational opportunities for Grand Lake citizens of all ages”:
- Rowing and kayaking healthy provides recreational opportunity for participants of all ages – especially local teens,
  - A non motorized dock / small boathouse is of very low impact to the Lake and lakefront property owners and is virtually a silent activity,
  - Can be established as a club or competitive high school sport – drawing in regional high school athletes and their coaches (providing additional support to local businesses),
  - The establishment of a rowing / kayaking program can draw in national / international rowing clubs for a unique high altitude competition (the Town can market the rowing program to Olympic rowers from Colorado Springs for rowing demonstrations),
  - Can support local businesses by allowing them to operate and provide instruction at the facility.

#### **POLICIES**

**P4.3** The Town supports recreational opportunities in Grand Lake for residents of all ages.

#### **ACTIONS**

**A4.6** Town planner to research property ownership of parcel in question and work with a qualified consultant to research costs, design and implementation strategies of a waterfront rowing / kayaking center.



**FIGURE 46**  
Existing boardwalk on Garfield Street



**FIGURE 47**

Existing conditions on Grand Avenue — no boardwalk



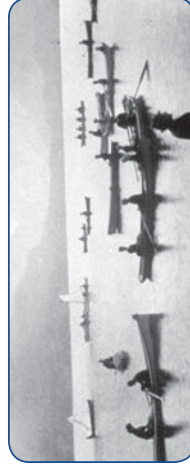
**FIGURE 48**

Proposed conditions with Boardwalk extension.



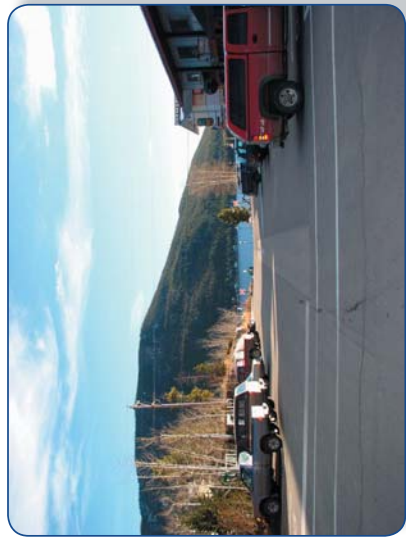
**FIGURE 49**

Non-motorized boating on Grand Lake is a popular activity

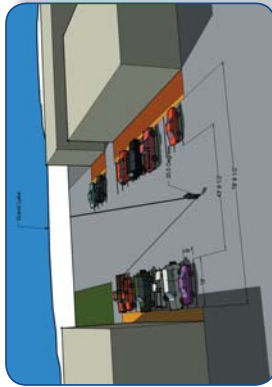


**FIGURE 50**

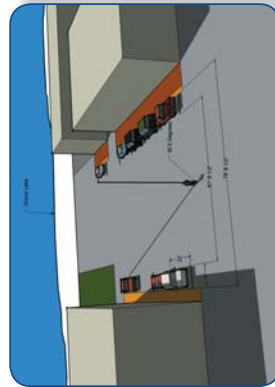
Grand Lake has a long history of rowing and boating activities



**FIGURE 51**  
"Head-in" parking on Garfield Street



**FIGURE 52**  
Existing parking conditions on Garfield Street



**FIGURE 53**  
Proposed parking conditions on Garfield Street

#### 4.2.4 Lake Visibility from the Central Business District / Parking Strategies

Garfield and Pitkin streets between Grand Avenue and the waterfront represent the best opportunities to open up views of the Lake from Grand Avenue. Currently, cars park "head-in" or at 90 degrees on both sides of Garfield and Pitkin streets. In effect, this allows the length of the vehicle to screen out lake views from Grand Avenue.

Lake views can be opened up more to the public's eye from Grand Avenue if the parking stalls on these street segments were redesigned to accommodate parallel parking (parallel to the storefronts) rather than the existing condition of head in / 90 degree parking. This rearrangement in the parking stalls turns the head-in parking sideways – thus, a person on Grand Avenue would only see the fronts or backs of cars rather than their sides – allowing more of the lake and less of the cars to be seen from Grand Avenue.

Upon redesign, a number of parking spaces would need to be relocated to the north side of Grand Avenue to offset the loss of spaces resulting from this rearrangement of parking stalls. With full R.O.W. paving, alley improvements, and parking lot extensions, the area north of Grand Avenue should be able to absorb these offset parking spaces – yielding "no net loss" in the total number of parking spaces.



**FIGURE 54**  
Additional right-of-way on Park Avenue can be utilized for additional parking

To facilitate convenient shopping / parking for visitors, the business district should strongly encourage all employees to park off of Grand Avenue leaving parking spaces open for visitors / shoppers.

The Town is considering expanding the Town owned parking lot to the west at Hancock and Park Avenue. This expansion could offset any loss of parking on Pitkin or Garfield when their stalls are redesigned for parallel parking. A portion of this expanded lot may be designated for time limited recreational vehicle (RV) parking.

#### ACTIONS

**A4.7** The central business district should consider the costs / benefits of establishing parking program that would monitor employee parking (with reminders to employees to park off of Grand Avenue — placed under windshield wipers), and create and widely distribute easy to read maps for visitors of parking lot locations.

**A4.8** The business district representative should work with and notify all central business district business owners that parking in front of their businesses is a premium, leaving them open will facilitate additional sales and that all employees should park off of Grand Ave.

**A4.9** Town manager and / or town planner to work with a landscape architect / planners to conduct a detailed study of redesigning parking stall on Pitkin and Garfield to a parallel rather than head-in configuration. Areas to park cars, offsetting the loss of spaces on both streets, for a "no net loss" of spaces should also be evaluated.



**FIGURE 55**  
Parked cars on Pitkin Street block lake views from visitors on Grand Lake Ave.

#### 4.2.4.1 Limiting Parking on the Waterfront

The citizens who participated in the Comprehensive Plan workshops suggested a more pedestrian friendly waterfront. A concept that resulted from this comment is to limit parking along the waterfront-specifically, keeping all vehicle parking in the existing Town owned lot across from the Grand Lake Yacht Club, while allowing limited vehicular access and parking to patrons of the Lazy Moose Motel. Lake Avenue would not continue through to Garfield Street, but end in a cul-de-sac like turn around at the base of Garfield.

By removing vehicles from the south end of Garfield Street, the pedestrian connection from Grand Avenue to the waterfront becomes much more pronounced, easier to walk to and safer. Lake Avenue will continue to function for vehicular movement, but will accommodate many fewer vehicles, allowing the street to be utilized for many more events and pedestrian activities. A dead-end or limited access sign should be posted upon entering Lake Avenue. Physically, the street can be repaved with interlocking concrete pavers so that it does not look as much like a street as it does a pedestrian promenade. The intent is to create a pedestrian plaza with a few cars on it, rather than a street with some people on it. The street can be raised to the level of the surrounding lawn areas, effectively enlarging the entire street programming area. This way Lake Avenue can host a variety of seasonal outdoor events as suggested in Section 5.2.1.

#### POLICIES

**P4.4** The Town supports the creation of convenient, accessible and efficient parking strategies in the central business district.

#### ACTIONS

**A4.10** Town manager and / or Town planner to work with a landscape architect / planners to redesign Lake Avenue for expanded programming and both limited vehicular and pedestrian circulation.

#### 4.2.5 Fire Ring (gas fired) for Nighttime and Seasonal Events

Members of the public suggested a council or fire ring at the existing volleyball court location for seasonal and nighttime events. The benefits of such a project are numerous:

- This project requires some capital investment, but can prove versatile in its uses
- A gas fire system will ensure safety and allow the fire size to be safely controlled – it also burns cleaner than wood fires do
- Providing additional evening / nighttime gathering places can create positive community gatherings (“we want a nighttime gathering place

— that is not a bar”, public open house comment) for all ages, where neighbors can interact and get to know one another

- This activity can help support local businesses – hot chocolates/ smores and other refreshments can be catered to the event by local restaurants and participants may desire to have dinner after the events
- The Rocky Mountain Repertory Theater actors can participate throughout the summer and fall months with children’s events such as evening story time and spooky stories in the fall. Kaufman house docents can participate with historical / era dress- story telling events – similar to the fall cemetery tour event. Professional storytellers can be invited on a weekly basis throughout the summer months for storytelling events and workshops.

#### POLICIES

**P4.5** The Town supports projects / programs that facilitate community building.

#### ACTIONS

**A4.11** Work with a landscape architect / planners to conduct a detailed sub-area study to evaluate in more detail the boardwalk extension alignments and waterfront program usages.

#### 4.2.6 Gateway Identification Signage at Key Entry Points

The addition of signature monuments at key entry points into Grand Lake is a direct response to multiple public comments requesting an upgraded entry statement. The signage style in the proposed sketches is modeled after architectural detailing found on the community house and on the main Town entry sign at Highway 34 and Grand Avenue. A rustic timber and black metal fastener styling helps tie into and perpetuate a design style already established in the central business district. The stone masonry proposed at the base of all the entry monuments is based and should be constructed to mimic the civil conservation corps (CCC) walls found along Trail Ridge Road, in Rocky Mountain National Park.

#### 4.2.6.1 Entry monuments at Hwy 40 and 34 – Granby

Coming from the south, the first time a new visitor is made aware of Grand Lake is at the intersection of Highway 40 and Highway 34 located in Granby. From the minute one turns north from Highway 40, the landscape dramatically changes. Turning north from the businesses on Granby’s Main Street, the view quickly transitions to pastoral, high mountain meadows and robust, pine covered mountainsides. It is at this intersection, in an existing traffic island, that Grand Lake, Rocky Mountain National Park and the Arapaho National Recreation Area have the opportunity to attract first time visitors to the recreational amenities in the Grand Lake area. A joint plan-



FIGURE 56

Limited parking on Lake Avenue is proposed to access existing businesses.



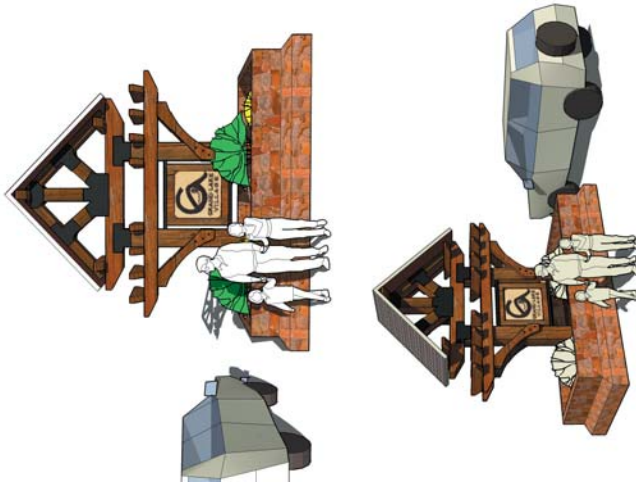
FIGURE 57

An example of a rustic amphitheater/fire ring design.



FIGURE 58

Walls in Rocky Mountain National Park created by Civilian Conservation Corps (CCC) in the 1930’s. Similar stonework should be utilized for the bases of all gateway identification signs.



**FIGURE 59**  
Proposed gateway identification monuments for Hwy 34

ning effort to incorporate all three titles on the sign could greatly benefit visitation to the area. An upgraded entry monument at this intersection can set a positive tone for new visitors and even attract unknowing travelers to the Grand Lake area who would otherwise head north on Highway 40.

**4.2.6.2 Entry monuments on Hwy 34**

Two distinct areas on Highway 34 are ideal locations for entry monuments:

- Coming from the south, a set of two monuments (one on each side of the Highway) should be located approximately where the existing Colorado Department of Transportation (CDOT) Town sign is located. This location is a positive one for travelers in that upon their drive north have been seeing glimpses of Shadow Mountain Reservoir and views of Mount Baldy. The association of those beautiful and scenic images with a Grand Lake sign can be significant in setting the tone of the visitor and creating a tremendous first impression. It is proposed that these signs incorporate lighting and the Town sign be lit for nighttime visibility. These monument signs are larger in scale to be noticed by rapidly moving cars.

- Coming out of Rocky Mountain National Park and driving south, a set of two monuments (one on each side of the Highway) should be located at the Town Boundary. Again, after just having experienced one of the worlds' most scenic treasures, the traveler will see the Town entrance and will positively associate the experience with Grand Lake. The architecture of the monuments is in keeping with a Rocky mountain setting and can become Town icon much in the same way the entry monuments in Gardiner, Wyoming are at Yellowstone's southern entrance. It is proposed that these signs incorporate lighting and the Town sign be lit for nighttime visibility.

**4.2.6.3 Existing Marquee on Hwy 34 at West Portal Road**

The Town may consider preserving the existing town marquee as an iden-

**FIGURE 60**

Gateway entrance to Yellowstone National Park from Gardiner, Montana.



tifiable Grand Lake landmark. The marquee could be tied into other entry signage signs by updating the stone base of the marquee sign. The stone masonry proposed at the base of the marquee should be constructed to mimic the civil conservation corps (CCC) walls found along trail ridge road, in Rocky Mountain National Park. A new marquee stone base constructed at 3 feet tall will create a more defined planter under the sign and protect the vegetation from the detrimental impact of annual snow storage.

**4.2.6.4 Grand Lake Central Business District monuments**

A similar version of the entry monuments signs on Highway 34 are proposed to define the central business district. These monuments are designed for a walkable street rather than a highway. They incorporate many of the same design elements found on the Highway monument signs, but are smaller in height and have a finer level of detail. It is proposed that these signs incorporate lighting and the Town sign be lit for nighttime visibility. These monument signs should be located in the following intersections:

First phase locations:

- Ellsworth and Grand Ave. — on both the northeast and southeast sides of the street
- Hancock and Grand Ave. — on both the northwest and southwest sides of the street

Second phase locations:

- Broadway and Grand Ave. - on both the northeast and southeast sides of the street (once the boardwalk or other streetscape improvements reach Broadway)

**POLICIES**

**P4.6 The Town supports the creation of upgraded entry monuments at key entry points to Grand Lake – to facilitate great first impressions.**

**FIGURE 61**

Proposed gateway identification monuments for the Central Business District



#### ACTIONS

- A4.12 Town manager and Town Planner to contract with landscape architects / architects to evaluate costs and implementation of conceptual monument signage sketches.**

### 4.2.7 Grand Arts Community Cultural Center

The Grand Arts Community Cultural Center is a true "diamond in the rough". This building has been bought by the Grand Arts Council and partially refurbished with a series of grants that the Arts Council has obtained. Momentum has stalled on the project and another round of funding is needed to bring the building up to code. This spacious facility (22,000 square feet) has the potential to meet the needs of many local civic groups and redeveloped correctly, can be an important source of both jobs and revenue for the Town.

The Arts Council intends to utilize the building for arts and recreation purposes, community and private events and meeting spaces for rent.

#### POLICIES

- P4.7 The Town supports the revitalization of the Grand Arts Community Cultural Center for community benefit**

#### ACTIONS

- A4.13 Town manager and town planner and Grand Arts Council members to work to complete the bottom floor and landscaping to legally open the building for use.**

### 4.2.8 Proposed Trails

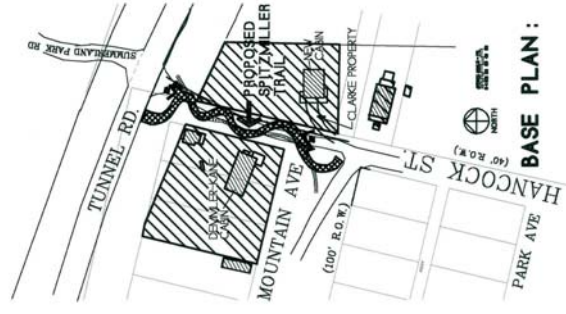
The existing trail system in and around Grand Lake is extensive, but there are a few crucial gaps in the network. By making two key trail connections, a continuous trail loop around both Shadow Mountain and Grand Lake can be created. The two "missing teeth" in the lakes loop system are:

- The connection between the East Inlet Trail on the east side of Grand Lake to the East Shore Trail
- The connection from the East Shore trail (further south), around the south side of Shadow Mountain Reservoir, back to the Town Center

A continuous loop system around the two lakes can be a regional draw for trail users, thus supporting local businesses by bringing more visitors / tax dollars into Town. Trail users can rent horses, bikes, skis, or snowshoes (dogsleids eventually) in Town for trail usage. It is recommended that the loop be non-motorized to avoid wintertime trail user conflicts. The trail connection between the East Inlet Trail and the East Shore / Continental Divide Trail will need to be closely coordinated with the National Park Service and the Arapaho National Recreation Area.



**FIGURE 62**  
Grand Arts Community Cultural Center  
- a 'diamond in the rough'



**FIGURE 63**  
Proposed Spitzmiller Trail

A newly approved trail-the Spitzmiller trail-is located in the Hancock Street right-of-way (ROW) between Mountain Ave. and West Portal / Tunnel Road. The trail is named after C.A. "Gus" Spitzmiller, a patriarch of a pioneering Grand Lake family. The project will convert a steep section of road to a trail. Benefits of the road to trail conversion include:

- Removing motorized vehicles will eliminate a safety hazard and potential liability to the Town for injuries to drivers, pedestrians and skiers
- A trail conversion will resolve a continuing maintenance problem caused by erosion and help better protect a newly constructed Town water line
- This trail will encourage pedestrian connections between Grand Lake Lodge visitors and the central business district, and
- The Spitzmiller trail will provide a memorable gateway for hikers coming into Town from "Rocky" and Continental Divide Trail use, encouraging return visitation.

Entry monuments at the Spitzmiller trails' entrance and exit points should be designed with similar materials and scale as Grand Lake central business district entry monuments, for design consistency.

Visitors to the Grand Lake Lodge will be able to better negotiate day trips into the central business district with improved signage and trail connections. An additional design consideration to make this journey more memorable may be to provide either a horse and buggy or golf cart method of travel. A horse and buggy for transport to and from the lodge to the central business district could provide a memorable and western themed visitor experience. This would encourage more interaction between the lodge and the Town and perhaps a cost sharing arrangement can be made. For elderly visitors, assistance back up the hillside to the lodge would be encourage more frequent Town visits. Golf carts would suffice but be a second choice to a horse and buggy option. Accessible trail routes would have to be evaluated and designed for accessibility.

A pedestrian underpass is proposed under Highway 34 for safe access across the busy corridor. The box culvert design should accommodate, horseback riders, snowmobilers and hikers/pedestrians. Additional trail connections that would link up important Town destinations are:

- A trail along Grand Avenue and West Portal starting from the central business district to Lake Ave where the existing multi-use trail starts
- A more defined and improved trail connection from the Grand Lake Lodge to West Portal Avenue - and ultimately into the central business district. A new directional sign on West Portal should direct trail users to both Garfield and Hancock (The Spitzmiller Trail) for routes to the central business district



FIGURE 64  
Existing and proposed trail connections



FIGURE 65  
Shallow boat launch at the East Inlet

- A new trail connection on Patterson Street would take trail users from Garfield, west, to the proposed Highway 34 pedestrian underpass
- Trail signage from Hancock St. to West Portal via Grand Avenue is proposed for a short term trail connection to the East Inlet Trailhead
- A trail connection from West Portal starting at Garfield heading east along West Portal to the East Inlet Trail is proposed. (Proposed long term trail connection)
- Realign the Continental Divide Trail through town to run along Grand Avenue to Hancock St. (and the Spitzmiller Trail connection)

**POLICIES**

- P4.8** Streets, pedestrian paths and bike paths should contribute to a system of fully connected and interesting routes to all destinations.
- P4.9** Undeveloped road right-of-ways that are proposed for trails should be developed as such. If however, roads are constructed, trails must be included in the design to support trail connectivity.

**ACTIONS**

- A4.14** Town planner to work with the Headwaters Trail Alliance to evaluate alignments and feasibility of all proposed trail connections outlined in the Comprehensive Plan. Also to be discussed with the Headwaters group is the eventual inclusion of the Grand Lake trail system into the "Fraser to Granby Trail" network.
- A4.15** Town planner to contract with Civil Engineering Company to evaluate the cost, feasibility and alignment of the proposed pedestrian underpass (box culvert style) at the northern Town boundary.
- A4.16** Town planner to closely coordinate proposed trail connections with the National Park Service on linking the East Inlet Trail and the East Shore / Continental Divide Trails.
- A4.17** Town planner to work with landscape architects to establish Town trail signage that works for way finding from West Portal and are designed in the same style as the Town entry monuments.
- A4.18** Town manager to discuss concept of themed transportation between the Grand Lake Lodge and the Town with the Lodge proprietors. If concept is deemed worth while, Town planner to work with the Grand Lake Lodge's landscape architects / planners to locate and design trail connections for accessibility from the Grand Lake Lodge to the central business district.
- A4.19** Town planner to discuss Spitzmiller trail entry monuments with Tom Clarke (homeowner / architect) to evaluate using comparable scale and materials for trail signage, as proposed for Grand Lake central business district entry monuments, to ensure signage design consistency.

**4.2.9 Parks and Recreation**

Grand Lake has a surplus of abundant natural areas adjacent to the Town. There are however a number of small parks in Town for active recreation. Mainly, the park adjacent to Town Hall, Thomasson Park and Point Park represent the largest of the Towns' parks.

The Town should consider a small, rocky and otherwise unbuildable lot on Lake Ave. for purchase and use as a park. Lot 9, Block 5 has sat unimproved for years and under Town direction could receive minor landscape renovation to create an additional water front amenity.

**POLICIES**

**P4.10** All new developments will provide finished neighborhood park facilities to meet the demand created by new residents.

**ACTIONS**

- A4.20** Town staff should to research the cost and feasibility of purchasing the Lot 9, Block 5.
- A4.21** Town Planner should research rezoning of Lot 9, block 5 parcel to commercial to achieve zoning consistency with the adjacent parcels on Block 5.

**4.2.10 Grand Lake Boat Launch at the East Inlet**

Boating members of the Grand lake public raised an issue at the June 2005 comprehensive plan open house regarding the poor condition of the town-owned boat launch at the east inlet. The town owns and operates the boat launch although the Bureau of Reclamation owns the property that the launch sits on. The water at the boat launch is shallow from siltation resulting from the nearby Colorado Big Thompson outlet. Larger boats must raise their motors to negotiate the shallow water and retrieve their boats. A reconstructed concrete ramp built well down into the lake is suggested for ease of use in "putting in" and retrieving boats with trailers from Grand Lake.

**ACTIONS**

**A4.22** Town planner to research dredging procedure(s)/costs, grants and potential cost sharing of boat ramp reconstruction with Bureau of Reclamation staff.

**4.3 POLICY DRIVEN COMPREHENSIVE PLAN IMPROVEMENTS**

The following Comprehensive Plan recommendations are directly related to the Vision, Goals, and Objectives but require policy changes for their implementation, not physical changes.



### 4.3.1 Residential Land Uses

The existing housing stock (with their existing zoning districts) in Town include:

- Large lot single-family homes: **RE** – Residential Estate District and **RSL** – Single Family Residential District / Low Density.
- Small lot single-family homes: **RSM** – Single Family Residential District / Medium Density and **RSH** – Single Family Residential District / High Density.
- Multifamily buildings (including duplexes, town homes, condos and apartments): **RMM** – Multiple Family Residential District / Medium Density and **RMH** – Multiple Family Residential District / High Density.
- Mobile homes – **HM** – Mobile Home Residential District

One additional zone district is proposed to the existing residential zoning. A **MFR** – Multi Family Rental zone would replace the existing **CT** – Commercial Transitional zone. The MFR zone would promote seasonal overnight rentals, provide definitive boundaries to the commercial district and encourage higher densities adjacent to the town center – densities needed to support downtown businesses.

Residential units located on Park Avenue are proposed to be “rear loaded” or accessed with cars from the alleys behind these Park Avenue lots. In other words, these homeowners / renters would park in the rear of the lots on either surface parking spaces or in garages.

#### POLICIES

- P4.11** Residential neighborhoods should be designed, when appropriate, to mix homes with commercial / retail uses, provide housing options, and encourage mobility without auto reliance.
- P4.12** The Town encourages neighborhoods with housing choices that will allow residents to remain in the neighborhood through their life stages change (single, married, raising children, “empty nesters, retirees)
- P4.13** As Grand Lake grows, the Town will encourage business development to provide a balance of jobs and housing units where the jobs match the skills of the workforce and the housing is available at the prices, sizes and locations for workers who wish to live our community.

#### ACTIONS

- A4.23** Evaluate incentives such as density, bonuses and fee waivers to encourage affordable housing distributed throughout the community, blending inconspicuously with surrounding neighborhoods.

### 4.3.2 Affordable Housing Strategies

Results from the community survey regarding affordable housing were clear (the red colored response is a majority response):

C3. What types of affordable housing should be pursued in the Town of Grand Lake?

**A. Owner occupied:** 6 / **B. Rental:** 7 / **C. Both A & B:** 14 / **D. None:** 10

A majority of the respondents felt that the Town should pursue both affordable rentals and homeowner units. The Town has a jump start on this item by already providing money to qualified residents for a down payment assistance program:

- Affordable housing fees collected with building permits provide the funding for this program. Funds are used for first time homebuyers with points awarded for living or working in the town in addition to need.”

The program has had some successes to date, however, it is generally felt that the program needs to be more widely advertised for a more wide-spread utilization.

#### What is affordable housing?

Affordable housing is generally defined as a housing payment (rent or mortgage) that does not exceed 30% of a household’s gross monthly income (excluding utilities), and a home that is of sufficient size to meet the needs of the household. The term is not synonymous with low-income housing, where, under most Federal programs for low-income housing, occupants pay 30% of their gross income for rent and utilities. If the housing payment exceeds 30% of the gross monthly income, the condition is known as cost-burdened housing.

A 2001 study titled “Housing Needs Assessment for Grand County, CO” came to some relevant and timely conclusions that pertain to Grand Lake:

- Respondents were asked to identify the priority they would assign to different groups for housing programs. The top three priorities are:
  1. Families with Children
  2. Essential workers (workers in medicine, emergency services, utilities, transportation and schools)
  3. Seniors.
- Potential buyers were asked the reasons they had not purchased a home yet. The top three answers were:
  1. Total Home Cost
  2. Lack of housing in the buyers’ price range
  3. High down payment costs
- State demographers estimate Grand Lake and Winter Park have the County’s highest percentage of second homes at 83%.
- Most communities choose to focus their resources for affordable housing on households in the middle-income levels, specifically those earning between 60% and 120% of the average median income (AMI).

Proposed Land Use / Purpose

#### Residential-MultiFamily Rental (MFR)

This residential district promotes higher densities adjacent to the central business district, promotes seasonal overnight rentals and creates a definitive boundary to the central business district. Multi family dwelling units, time-shares and interval ownership estates are encouraged.

Density/DU per acre

Up to 25 dwelling units per acre.

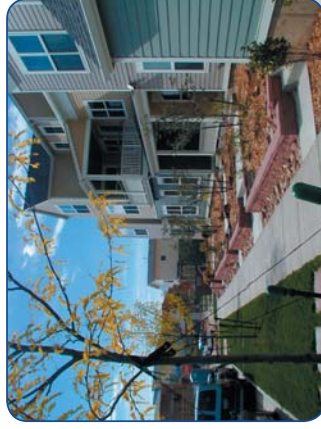


FIGURE 66

Affordable housing, when done well can be quite livable

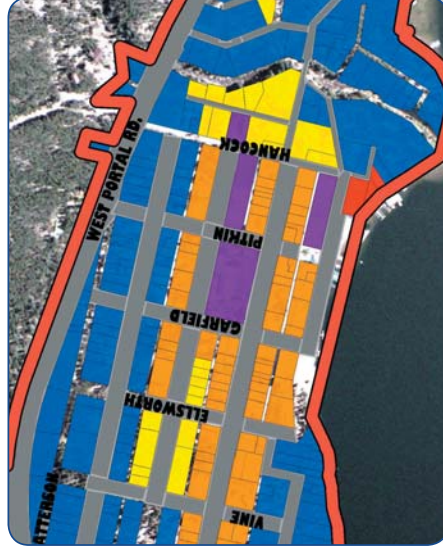


FIGURE 67

Yellow-colored parcels represent MultiFamily Rental (MFR) property

There are a wide variety of tools being employed by various communities to bring about affordable housing. Of these, possible strategies to consider for Grand Lake are:

- Continuation and expansion of the down payment assistance program for first time homebuyers,
- Joint ventures (providing public land to private developers),
- Taking advantage of Federal grants programs and assistance (through the Grand County Housing Authority),
- Inclusionary zoning (requiring a percentage of a development to meet affordable housing targets),
- Incentives to achieve affordability targets (i.e. density bonuses, reduced fees and expedited approvals),
- Provide incentives for existing and new residences to create and most importantly, rent out "granny units" over garages or "out buildings",
- Public / employer purchase of units,
- Requirements of Town to provide housing for its own employees, and
- Take advantage of opportunities to inexpensively add apartment units "over-the-shops" of commercial development.

**POLICIES**

- P4.14** The cost of affordable housing should be equitably shared by the development that created the demand, and others that significantly benefit.
- P4.15** The Town supports and encourages affordable housing dispersed throughout the community, not concentrated in one area. Every



FIGURE 68

There are many charming businesses in Grand Lake

effort should be made to blend affordable housing with market-rate housing. Lower-income housing should look like higher-income housing, using similar exterior materials, windows and building forms. Affordable housing should not be segregated or clustered.

- P4.16** The Town supports and encourages the development and provision of affordable and proportionally priced and sized homes to meet the full range of income of those that work and reside in Grand Lake. Housing types should accommodate all types of family types: singles, couples, families, elderly and those with disabilities.
- P4.17** The Town encourages variety in the housing types in each neighborhood to avoid enclaves of a single income level.

- P4.18** The Town encourages the use of manufactured housing that has the appearance of traditional construction.
- P4.19** All potential resources and tools should be utilized to provide housing as cost-effective as possible.

- P4.20** The Town discourages the use of recreational vehicle parks for long-term residency. Recreational vehicle parks should be located where uses will not conflict with traditional residential land patterns and appropriate development standards will be enforced.

- P4.21** The Town will annex only those properties in which it receives benefit from. (i.e., properties providing affordable housing, real estate transfer fees or commercial properties with positive sales tax implications.)

### 4.3.3 Commercial

#### 4.3.3.1 Demographic Overview

The population of Grand Lake in 2003 was 484. This reflects gradual and constant growth since 1990 of 4.9 percent per year. From 2000 to 2003, the town grew by approximately 40 people, which is an eight percent increase. Grand County is projected to grow to approximately 25,700 people by 2025, at rates between 2.1 and 3.3 percent per year. Population growth in Grand County is expected to be stronger than the State of Colorado and the Western Slope region.

A significant demographic characteristic of the community is the high level of seasonal occupancy. In 2000, 71 percent of the Town's housing stock was occupied on a seasonal basis. The Town's seasonal occupancy rate exceeds the countywide average of 54 percent. However, there is an emerging trend of greater full-time occupancy, as the presence of year-round-occupied homes increased from 15 percent in 1990 to nearly 30 percent in 2000.

Building permit records from 2000 show that the Town has grown at an average rate of nine single-family dwelling units per year, with a peak in 2001 of 21 permits. Multi-family permits have been much stronger, with records showing three permits for 61 units, for an average of 15 new multi-family permits per year, although the annual fluctuation is large and diminishes its

significance for projections. Based on the average of both types of permits, and accounting for the peak production years that exceed typical years, it is reasonable to project future growth ranging between 10 and 15 new dwelling units per year.

Property values in the region are generally increasing. The average priced single family home in the Great Lakes area of Grand County in 2004 was \$335,000. Condominium sales averaged \$220,000. Single-family home prices have not reached the peak set in 2000, but have increased steadily since 2001.

#### 4.3.3.2 Economic Framework

The town is in a reasonably strong economic position. Sales tax revenues have grown at an average annual rate of 7.8 percent over the past five years (2000 through 2004). The annual sales tax revenue in 2000 of \$680,000 grew by nearly \$240,000 to reach \$920,000 by 2004. The major contributor to this increase was the annexation of the Grand Lake Lodge into the town in 2001. During this period, lodging grew the most significantly at 20.7 percent per year. Retail grew by 5.8 percent, and Restaurant/Bar grew by 1.6 percent per year. Retail sales account for approximately 40 percent of all sales tax revenue.

The local sales figures is low, as compared to year-round conventional retail sales. To provide context, industry standards for annual retail sales place grocery stores at \$350 per square foot, national discount retailers at \$375 to \$400, mid-box retailers at \$325, and small in-line retail shops around \$200 per square foot (or \$16.66 monthly). When the Grand Lake figure is adjusted for seasonality, local shops are achieving sales rates of \$20.70 per month for the three-month peak season. The local retail sector exceeds national standards by 24 percent during the peak months; thus, the challenge facing the community is to broaden the season and increase visitation during shoulder months.

The current sales rate of \$94 per square foot provides a benchmark (using 2004 data) that the Town can use to gauge the extent of future growth (or contraction). It represents the current level of economic activity and is based on the gross square footage provided by Grand County Assessor records. The community can use this data to monitor the extent of growth and evaluate the factors affecting the community's economic health. The benchmark can be used as an indicator to understand the economic impacts from a number of issues, such as changes in the composition of the community (visitors, second home owners, and locals); the seasonality of lodging occupancy rates; the effectiveness of specific marketing programs; and others as identified by the Town.

The community depends on seasonal sales. Approximately 66 percent of annual sales tax for 2004 was collected in June, July, August, and September. The community recognizes the need to expand the economic activity into the shoulder seasons and this plan identifies actions the Town can take to increase visitation outside the primary season. Nevertheless, with two-thirds of sales tax revenue collected during one-third of the year, the Town should take care not to erode the success of its summer season.

**4.3.3.3 Commercial Core Overview**

The purpose of this overview is to document existing business patterns and to establish targets for expansion and redevelopment. A detailed inventory of businesses located on Grand Avenue between Jefferson and Hancock Streets is provided below in Table A and in the Appendix. The analysis below focuses on the inventory first floor uses. For the core area of town, Grand Lake has a total of 214,000 square feet of first floor commercial, of which 75 percent is used for commercial uses. These include retail, restaurant, and office use and exclude lodging and residential uses.

**TABLE A  
Grand Avenue First Floor Development by Block  
Grand Lake Comprehensive Plan Update**

Block	Northern Side		Southern Side	
	Total SF	Retail-Rest-Office	Total SF	Retail-Rest-Office
Hancock Street	29,932	27,008	23,610	23,610
Pikini	—	—	19,360	19,360
Garrison	19,383	19,383	28,493	28,493
Elsworth Street	18,095	5,136	14,398	14,398
Vine	14,228	14,228	13,859	3,639
Broadway	20,773	3,040	12,276	1,696
<b>Total</b>	<b>102,411</b>	<b>68,795</b>	<b>111,976</b>	<b>91,366</b>

Core Area Summary	
Total SF	214,387
Total Retail-Rest-Office	160,191
Percent Commercial	75%

Sources: EPS, Town of Grand Lake, Grand County  
 #116303Grand Lake Comp Planning Systems (4/03) Sales Tax and 2004

Of the total amount of commercial floor area, 160,000, approximately 85% generates sales tax revenue with retail and restaurant uses (135,000 sq. ft). The balance is office use. In 2004, the Town of Grand Lake received approximately \$505,000 in sales tax revenue for these uses from the commercial area of town. This translates to sales of \$12.6 million and when applied to the existing development, results in a sales rate of \$94 per square foot.

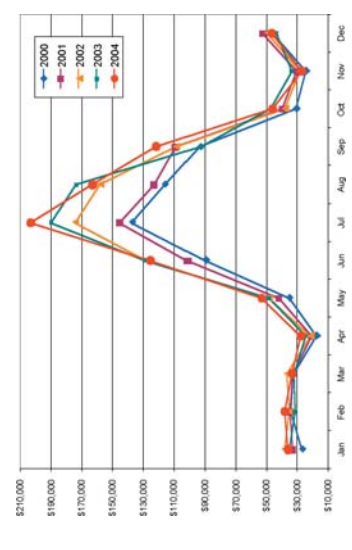
**TABLE 4  
2003 Per Capita Sales by Community  
Grand Lake Comprehensive Plan Update**

Municipality	2003 Population	2003 Taxable Sales	Per Capita Sales
Salida	5,680	\$106,173,987	\$18,693
Gandy	1,670	\$33,300,750	\$19,941
Estes Park	5,576	\$133,000,071	\$23,862
Steamboat Springs	10,607	\$306,862,278	\$28,930
Glenwood Springs	8,406	\$384,072,376	\$45,690
Grand Lake	484	\$23,399,881	\$48,347
Pagos Springs	1,618	\$87,010,427	\$53,777
Winter Park	828	\$64,969,843	\$66,389

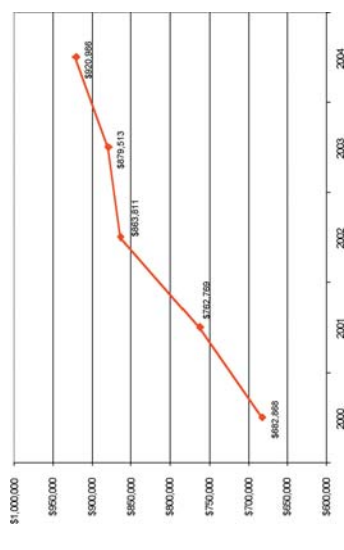
Source: Economic & Planning Systems, State Demographer, Colorado Dept. of Revenue  
 #116303Grand Lake Comp Planning Systems (4/03) Sales Tax and 2004

Grand Lake, with \$23 million in taxable sales in 2003, is the lowest of eight communities shown. However, when the size of the community is taken into account, Grand Lake is the third highest, generating \$48,000 in sales per capita annually. It should be noted that the relatively small sizes of Grand Lake and Winter Park are directly correlated to the high per capita sales figures and indicate high levels of expenditure in-flow. The primary purpose is to understand Grand Lake's retail performance, adjusted for community size.

**TABLE 5  
Seasonal Revenues, 2000-2004<sup>20</sup>**



**TABLE 2  
Town of Grand Lake Annual Sales Tax Revenue Growth, 2000-2004**



**TABLE 3  
Town of Grand Lake Annual Sales Tax, 2000-2004**

Year and Category	Avg. Ann. Change %						
	2000	2001	2002	2003	2004		
Retail	\$287,284	\$333,740	\$324,371	\$322,247	\$359,338	\$14,415	5.8%
Restaurant/Bar	219,769	226,158	240,222	237,676	234,109	2,668	1.6%
Lodging	105,611	120,337	217,892	215,908	224,057	23,689	20.7%
Miscellaneous	70,224	82,534	81,327	103,483	103,482	6,651	10.2%
<b>Total</b>	<b>\$662,868</b>	<b>\$762,769</b>	<b>\$863,811</b>	<b>\$879,513</b>	<b>\$920,866</b>	<b>\$47,624</b>	<b>7.8%</b>
Retail	42.1%	43.8%	37.6%	36.6%	39.0%	—	—
Restaurant/Bar	32.2%	29.6%	27.6%	27.0%	25.4%	—	—
Lodging	15.5%	15.8%	25.2%	24.5%	24.3%	—	—
Miscellaneous	10.3%	10.8%	9.4%	11.8%	11.2%	—	—
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>—</b>	<b>—</b>

Sources: Town of Grand Lake, Economic & Planning Systems  
 #116303Grand Lake Comp Planning Systems (4/03) Sales Tax and 2004

The Town's economic strength can also be seen in the comparative analysis provided below in Table 4. The population and taxable sales for 2003 is shown for eight communities that share some commonalities with Grand Lake. Most of these mountain communities rely on visitation for a large segment of their economy. Because the sales data reflect the State's definition of taxable sales, the data do not match local sales tax figures. The information provides a context for Grand Lake, showing how its retail sector compares to other communities.

The Grand Avenue commercial area can be evaluated by sections, based on the existing development patterns. For the Core Area, from Hancock to Ellsworth, the blocks average 24,000 square feet of first floor development and 98 percent of the area is dedicated to commercial uses, as shown in Table B. The intensity of the commercial activity diminishes to the west. The two-block area between Ellsworth and Broadway averages 15,000 square feet of first floor commercial area with only 62 percent dedicated to commercial uses. To the west of this area, between Broadway and Jefferson, the amount of development is generally consistent; however, the floor area dedicated to commercial uses drops to 14 percent.

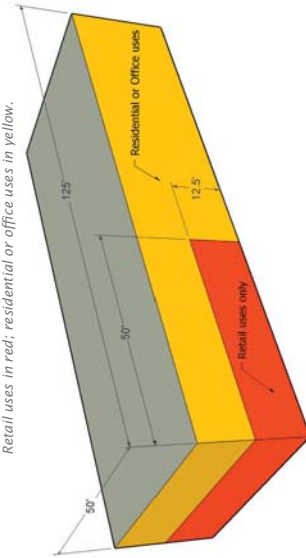
**TABLE B**  
**Grand Avenue Commercial Development**  
Grand Lake Comprehensive Plan Update

Block	Total SF	Retail-Rest-Office
<b>Core Area (Hancock to Ellsworth)</b>		
Total	120,778	117,854
Average per Block	24,156	23,571
Percent Commercial		98%
<b>Growth Area (Ellsworth to Broadway)</b>		
Total	60,560	37,601
Average per Block	15,140	9,400
Percent Commercial		62%
<b>Peripheral (Broadway to Jefferson)</b>		
Total	33,049	4,736
Average per Block	16,525	2,368
Percent Commercial		14%

Source: EPS, Town of Grand Lake, Grand County  
H:\1600-Grand Lake Comp Plan\City\Downham Inventory\1600-Retail Inventory\9/19/16 5:21 PM 05-12-04.usg877 Tables

**FIGURE 69**

Vertical Zoning Diagram as applied to a typical lot.  
Retail uses in red; residential or office uses in yellow.



The Town anticipates future growth in commercial activity. Businesses that generate sales tax revenues enable the Town to provide additional infrastructure, services, and amenities. This can be accomplished in three ways:

- Identify land for future commercial expansion (plan for redevelopment)
- Relocate office uses to provide expansion area for retail or restaurant uses (vertical zoning)
- Achieve greater utilization within existing stores (raise the sales activity above \$94 per square foot)

Providing adequate opportunities for commercial redevelopment and adopting design guidelines to ensure compatibility will enable the Town to direct growth. Redevelopment opportunities are likely to occur on under utilized blocks to the west of the core area and as mixed-use vertical redevelopment within the core area. To ensure future growth enhances the existing core area, the Town should focus on the two blocks west of the core area (Ellsworth to Broadway). These blocks have the potential to reach the 24,000 square feet of first floor commercial uses, found in the existing core area. When these blocks achieve the same utilization rate of development, an additional 50,000 square feet of commercial can be accommodated. This represents an increase of nearly 35 percent (50,000 new compared to 155,000 existing).

Given the vibrancy of the existing core area, vertical mixed-use redevelopment is likely to occur between Hancock and Ellsworth. Developers will seek these opportunities when residential revenues generate sufficient returns to offset acquisition and demolition costs. Many resort communities experience this shift as residential development profits grow to exceed those of commercial. Given the close proximity of the core to Grand Lake, developers will anticipate demand for product that provides both the lake and the downtown as amenities.

#### 4.3.3.4 Vertical zoning

Vertical zoning is a key element that will be necessary to ensure that new projects adequately contribute to Town revenues. The first floor of buildings in the commercial core should be restricted to retail and restaurant uses. Residential uses and offices are compatible within the core area should be encouraged on upper floors. Outside the core area in the immediate vicinity of the core, high-density residential uses should be promoted regardless of the floor. The purpose of the vertical zoning is to maximize the value and use of the first floor in terms of improving the guest experience and in terms of increasing Town revenues.

It should be noted that the prime commercial area of the first floor includes the first 50 feet in depth. 50 feet in depth is an average and might not make sense for all Grand Lake businesses. This 50 foot depth should be reviewed

by the Planning Commission and the Board of Trustees on a case by case basis. Retail formats do not lend themselves to stores deeper than this. Thus, portions of the first floor beyond this depth could be developed as office or residential without diminishing the impact of vertical zoning standards.

#### 4.3.3.5 Commercial District Strategies

One of the key factors affecting the economic success of the community is the continued vibrancy of Grand Avenue. The sense of place that has evolved over the decades makes Grand Lake a destination commercial district. The challenge facing the community is to harness the pressures from growth to ensure that additional development contributes to the sense of place and does not overwhelm or detract from Grand Avenue's successful setting. The following policies and actions should be enacted to achieve this.

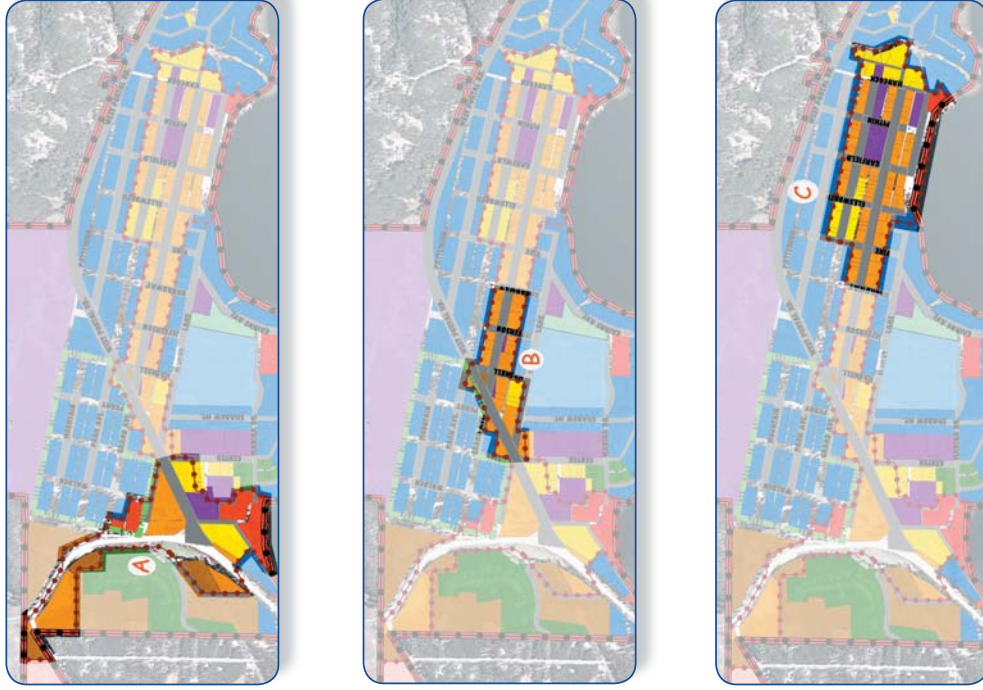
#### Maintain the critical mass and synergy of the existing commercial district:

- Encourage infill development in the commercial core
- Provide for a consistent guest retail experience with the extension of the boardwalk to each retail block.
- Encourage new commercial development to locate along side streets, such as Pitkin and Garfield.
- Require all retail businesses in the core to clear snow from walkways and maintain a seamless pedestrian network throughout the fall, winter, and spring seasons.

#### Anticipate and plan for redevelopment of the commercial core:

- Recognize that land values will continue to increase. Developers will recognize the potential for commercial and residential returns from mixed-use projects.
- Encourage appropriate mixed-use development, recognizing the infusion of energy and expenditure potential brought by residents and dwelling units in the commercial core.
- Plan for redevelopment with comprehensive design guidelines (See section 5.3.1), addressing:
  - Height
  - Views
  - Sun-Shade Impacts
  - Floor Area Ratio (FAR)
  - Parking requirements
  - Uses
  - Treatment of the Pedestrian Experience
- Adopt vertical zoning in the commercial core. Limiting ground floor

**FIGURE 70**  
Central Business District design review areas – section A, B, C



uses to retail will generate greater vitality for the shopping experience. A key benefit will be the expansion of total retail floor area while maintaining the concentrated area, leading to additional town revenues as well as higher sales rates.

**POLICIES**

- P4.22** The Town promotes mixing uses in the central business district, including retail, residential and offices, stimulating pedestrian traffic during day and evening hours – to further support local retailers.
- P4.23** The Town supports measures that preserve and enhance the central business district.

- P4.24** The Town requires that a planned development (PD) process to be undertaken for proposed developments over 2 acres in size and under single ownership.

**ACTIONS**

- A4.24** Consider Town provided incentives to create an “upper story” program / ordinance in the central business district. Such a program would promote residential and office uses on the upper stories of existing buildings. The existing vertical zoning ordinance should be amended to include a graphic illustration of proposed ordinance intention.
- A4.25** Town manager and Town planner to evaluate the feasibility of creating or extending existing businesses to create additional side street business frontages.

**4.4 Civic Improvements – Increasing the “Livability” and “Visibility” of Grand Lake**

A recurring theme of civic improvements arose at multiple public meetings. Increased “livability” and “visibility” takes multiple shapes as indicated by the diverse categories explained below. Some items are intended to create a positive first impression or strive to increase affordable housing options, while others are suggested for regular and ongoing maintenance.

**4.4.1 Central Business District – Design Advisory Board (CBDDAB)**

A central business district design advisory board would provide a peer review for the quality of development taking place in the highly visible central business district. Design review board members should review the design of the proposed structures / renovations within the central business district and make recommendations to town staff. The composition of this board will be key in determining quality projects. Fortunately, Grand Lake has some very educated and experienced design professionals living within the community who can be recruited for this important civic service. Ideally, this group should be concerned residents and business owners



**FIGURE 71**

Grand Lake has a rich architectural heritage



**FIGURE 72**

Grand Lake’s architectural heritage and rustic character can be perpetuated with proper design guidelines.

who are peers of the applicant and have a marked interest in improving the overall quality and consistency of projects developed with the central business district. Importantly, the board should consist of an odd number of members (5, 7 or 9) – to avoid ties when submitting recommendations.

**ACTIONS**

**A4.26** Town manager and/or Town planner to solicit applications of interest for CBDDAB members, conduct meeting to create CBDDAB and membership will be selected by the Board of Trustees.

**4.4.1.1 Design Ordinance**

A design review ordinance should be established for aesthetic matters not covered by zoning laws or building codes. Whether it is written as an amendment or a separate document, a design ordinance, in essence establishes the community's right to regulate visual quality.

Within the CBDDAB boundary, three distinctly separate design review areas exist:

- A** Highway 34 commercial properties
- B** Commercial properties on West Portal and Grand Avenue - between Hwy 34 and Broadway
- C** Central business district business on Grand Avenue – between Broadway and Hancock.



**FIGURE 73**

Snow removal from the boardwalk in the winter can help promote businesses.



**FIGURE 74**

Snow/ice buildup happens on the north side of buildings creating hazardous walking situations.

Certain guidelines below will apply more robustly to one district more so than another. Town planner may wish to prioritize guidelines for each district in CBDDAB focus groups.

**ACTIONS**

**A4.27** Town manager and/or Town planner to work with CBDDAB members to review and prioritize A, B, and C district guidelines.

**4.4.1.2 Design Guidelines<sup>21</sup>**

How do you get Grand Avenue into top-notch physical shape? Many communities have discovered that capitalizing on their best assets – such as historic buildings and traditional downtown layout – is just a part of the story. An inviting atmosphere created through window displays, convenient parking areas, signs, sidewalks, street lights, and landscaping conveys a visual impression when entering the central business district – and what it is and what it has to offer. Design guidelines can establish and perpetuate this inviting atmosphere. Program leaders must carefully manage this ambience.

Design guidelines are standards that establish consistent visual quality and are established for architecture, landscape, signage, and lighting in the central business district.

The most effective method the Town can take to ensure that design guidelines are adhered to, and not ignored requires a three-step process:

1. Create a design ordinance
2. Create a design review board
3. Create Design Guidelines (See below).

These three elements are essential and in many ways mutually dependant. In the absence of supplementary design guidelines, the review ordinance and decisions by the review board, however reasonable, are subject to legal challenge. In the absence of an ordinance, design guidelines, however well intentioned, are all too easily ignored.

**Design Guideline Compliance**

When vacant lots are developed or existing buildings are demolished and rebuilt, the design guidelines in section 5.3 below should be the standard to which new construction conforms. Various opportunities for infill development will occur during the next planning period (20 years) and adherence to the design guidelines will ensure a more cohesive and consistent Town architectural form. Architectural consistency benefits all residents by preserving and enhancing property values while also attracting additional visitors to Town, thus boosting the sales tax base.

An endorsement from the town manager or the town planner that requires

that all public construction in the central business district adhere to the standards established in the guidelines is a strong step towards assuring compliance. The most definitive approach is to make compliance with guideline standards compulsory, required by ordinance and establish enforcement mechanisms. An amendment can be made to the existing zoning ordinance or a new ordinance can be created. Just as a building must meet zoning standards for use and location, and building code standards for safety, it also must meet guideline standards for appropriate design.

**What Guidelines Can and Cannot Do**

*They can:*

- Help reinforce the character of a historic area and protect its visual aspects
- Improve the quality of growth and development
- Protect the value of public and private investment, which might otherwise be threatened by the undesirable consequences of poorly managed growth
- Preserve the integrity of a historic area by discouraging the construction of buildings that imitate undesired period styles
- Indicate which approaches to design a community encourages as well as which it discourages
- Provide an objective basis for the decisions of a design review board
- Serve as a tool for designers and their clients in making preliminary design decisions
- Increase public awareness of design issues and options

*They cannot:*

- Limit growth, or regulate where growth takes place
- Control how space within the building is used
- Serve the same legal purpose as a design ordinance. A design ordinance is a law, but guidelines are not laws. Instead, they simply set forth, in terms of design ideas and illustrations, the criteria to be used when the rights conferred by law are exercised
- Guarantee that all new construction will be compatible with a historic setting. Guidelines ultimately can only guide, leaving final results in the hands of the people responsible for following the directions they set. They can put up barriers that block the worst sorts of insensitive design. But they can do nothing to guarantee the creativity that is essential to the best sorts of sensitive design.

**ACTIONS**

**A4.28** The Town planner to work with design consultant to establish a thorough design guideline package for architecture, landscape,

signage and lighting standards. The design guidelines should be incorporated into a design review ordinance and this ordinance should be the foundation by which the central business district design review committee reviews development proposals.

#### 4.4.2 Winter Hours for Business Owners / Residents

Winter business hours are a “chicken and egg” scenario in Grand Lake. Most business owners choose to reduce their wintertime hours of operation due to reduced tourism / foot traffic in the central business district. On the other hand, residents and seasonal visitors would like to have more retail / restaurant choices in the winter months, but the stores, for the above-mentioned reason, are often closed. Potential solutions to this issue include:

- Increase the winter event schedule and to seek businesses that could provide wintertime jobs. The net effect would be to have more people in Town over the winter months, thus, creating more demand for goods and services.
- Creating a well-publicized “hours of seasonal operation” schedule that residents and visitors can readily gain access to (i.e. Website postings, winter bill distribution or flyers distributed through the visitor center). It may benefit all involved if businesses stagger their days and hours of operation so that not all businesses are closed on the same one or two days.
- The town may explore ways in which to provide incentives to business owners for opening businesses and keeping regular hours during the winter months.

##### 4.4.2.1 Snow removal from boardwalk

Snow removal on the boardwalk during the snow season is crucial in letting visitors know that even though it is winter- Grand Lake is “open for business”. Nothing will chase potential customers away faster than a dangerous and icy business entrances. The overhead canopies help with keeping snow off of the boardwalk in some areas on Grand Avenue, but there are many



**FIGURE 75**  
Steep dirt road/alley in Grand Lake can benefit from chip sealing/asphalt

other areas, especially north facing businesses, that do not have canopies and that are subject to heavy snow loads and ice. If a business is closed for the winter months, an arrangement should be made so that snow removal is paid for while the owner is away.

#### ACTIONS

**A4.29** Town manager to work with the central business district representative to notify business owners of the necessity of removing hard pack snow from their business frontages.

#### 4.4.3 Alley Cleanup and On-going Maintenance

Many members of the public suggested the alleys in Town are eyesores and need to be cleaned up and regularly maintained. Unkept alleys can create a negative impression for visitors and residents alike. Problem elements include:

- The fact that they are unpaved and create excess dust in the hot summer months
- Surface drainage issues can be seen throughout Town as evidenced by irregular rutting, pooling of drainage water and the inability to dry out during the shoulder season
- Some homeowners and businesses store defunct vehicles and rubbish out in the open.

Potential solutions to these issues are:

- The Town can become more diligent in code enforcement measures
- A study can be undertaken to explore the costs of paving key alleys and if paving proves too expensive, the use of an ecologically sound dust repellent can be applied throughout the summer months
- A grading and storm sewer study can be conducted for the most problematic alley drainages



**FIGURE 76**  
Dumpsters should be screened from public view when possible.

- Properly improved, alleys can be used for additional off-street parking, helping to support businesses, by providing parking stalls located off the alleys
- Residential/Multi-Family Rental (MFR) redevelopment occurring on north and south sides of Park Avenue should be designed so that the properties are accessed from the alleys rather than Park Avenue.

#### POLICIES

**P4.25** All key alleys will be upgraded, functional and regularly maintained to promote safe traffic and pedestrian movements.

#### ACTIONS

**A4.30** Undertake a study to gather costs of paving key alleys in Town. Also research ecologically sound dust repellents for temporary use.

**A4.31** Conduct a feasibility study to identify and remedy the most problematic alley drainages in the central business district.

#### 4.4.4 Open Space

The existing “Open” zone district (O) allows, on a use-by-right basis – one dwelling unit per acre and a host of other development options. True open space zoning does not typically allow any development at all, as they are permanently dedicated open spaces. The Comprehensive Plan proposes a new zone district:

Proposed Land Use / Purpose Density / DU per acre

#### Open Space (OS)

Permanent public open space, but also allowing limited development activity and public utilities. N/A

The Open Space land use designation is proposed on parcels northwest of Town, but within the growth boundary. These open spaces are typically areas of natural significance (i.e. – drainages and wetland areas) and are those lands whose slopes are greater than 30%.

#### POLICIES

**P4.26** All new developments will dedicate open space based on the current Town ordinance.

**P4.27** Land designated as Open Space on the Land Use map will be preserved permanently free from any development and left in a natural state or used for recreational such as parks and pedestrian/bicycle trails.

**ACTIONS**  
**A4.32** Town planner to update land use code to include an open space land use designation that promotes permanent open space and eliminates any residential development.

#### 4.4.5 "Public" Zone District

An additional zone district is proposed to further clarify land uses in Grand Lake. The "Public" district is intended to identify and perpetuate the existence of public/civic buildings. Principal permitted uses in the Public district could include: Accessory buildings and uses, public buildings, churches or other places of worship / assembly and community facilities.

Proposed Land Use / Purpose	Density / DU per acre
<b>Public (PUB)</b> This district is intended to identify and perpetuate the existence of public / civic buildings.	N/A

#### 4.4.6 Update Town Zoning Code / Land Use Regulations

Grand Lake can update its zoning code / land use regulations in bite-size pieces. The final document would function as a "one-stop" document for Grand Lake's land use regulations. It can include a new Zoning Code; new subdivision regulations, new design guidelines and a Board of Trustees workbook to streamline development review and permitting. A Codebook with all the above-mentioned items "under one cover" can help to eliminate guesswork about which regulations apply and what permits are required, ultimately creating an improved atmosphere in which to bring about quality projects while also easing staff administration.

The Town's current zoning code is somewhat inaccurate and inconsistent. Although the code has been amended with the best of intentions, it has evolved into a piecemeal document that can be very challenging to administer. The goal of a new zoning code is to create a consistent, easy to use, readable and easy to administer document that will better support and promote the Comprehensive Plan concepts. Proposed updates to the zoning code include the following zones as discussed in this Section of the Comprehensive Plan; a summary of updates follows:

Proposed Land Use / Purpose	Density / DU per acre
<b>Residential-Multifamily Rental (WFR)</b> This residential district promotes higher densities adjacent to the central business district, promotes seasonal overnight rentals and creates a definitive boundary to the central business district. Multi family dwelling units, time-shares and interval ownership estates are encouraged.	N/A

<b>Open Space (OS)</b> Permanent public open space, but also allowing limited development activity and public utilities.	N/A
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<b>Public (PUB)</b> This district is intended to identify and perpetuate the existence of public/civic buildings, whether publicly owned or leased.	N/A
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**ACTIONS**  
**A4.33** Rewrite the Town's zoning code and land use regulations to incorporate more specific zoning code definitions helping to eliminate regulation guesswork, eliminate unintended development in the "open" zone district, and to streamline quality development initiatives.  
**A4.34** Zone properties to ensure consistency with the density ranges identified on the Comprehensive Land Use Plan.  
**A4.35** Rewrite Grand Lake's current land use regulations to reflect the land uses as indicated on the Comprehensive Land Use Plan.

#### 4.4.7 Regional Planning Cooperation

Grand Lake should make every effort to coordinate its planning efforts with other regional planning efforts, such as those being undertaken by Grand County, Rocky Mountain National Park, Arapaho National Forest, Northwest Council of Governments (NWCOC), efforts to control the Mountain Pine Beetle (MPB), and The Headwaters Trail Alliance. The Town may benefit from cost sharing with these other organizations for plans/studies or products of shared benefit.

**POLICIES**  
**P4.28** The Town will cooperate with, and participate in regional planning efforts (existing intergovernmental agreements (IGAs), especially those that are directed toward efficient use of resources and cost-effective development of public infrastructure (i.e., roads and utilities).

**P4.29** The Town will consider regional implications in decisions about major capital improvements.

**ACTIONS**  
**A4.36** Town Manager to pursue infill residential development in the Central Business District, including affordable housing, to increase civic vitality and business activity. As new commercial development is proposed, explore/encourage incorporating affordable rental units and "over-the-shops". Provide incentives for housing for a range of incomes in the Central Business District such as relaxing parking requirements for those residential units.

**A4.37** Town Manager to conduct a detailed analysis with a housing specialist of the impact and cost of providing in-town affordable housing. Adjust development impact fees as appropriate and feasible. A detailed analysis of resort communities efforts in the in-termountain west will provide insight into other successful housing initiatives. Boulder, Glenwood Springs and Aspen have successful inclusionary zoning programs that should be evaluated for application in Grand Lake.

**A4.38** Town Manager to research the provision of developer incentives to provide inclusionary zoning such as density bonuses "increased development rights on a given tract of land," waiving development fees, fast-track permitting and flexible design standards

**A4.39** Town Manager to contact the Grand County Housing Authority regarding affordable housing assistance and methods available to Grand Lake and explore joining the "Rural Resort Region" program.



## 5 THE FOUR POINT APPROACH

The following section recommends a four-point approach for Grand Lake to consider and is based on the National Trust for Historic Preservation's Main Street model. This approach and suggested events / tasks can create the foundation for maintaining an economically successful and year-round central business district. The four-points include: Organization, Promotion, Design Guidelines and Economic Restructuring. This recommended approach has proven successful in more than a thousand towns and cities throughout the United States.

### 5.1 ORGANIZATION

How do you get everyone in the community working toward the goal of revitalizing Grand Avenue? The tough work of building consensus and cooperation among the groups vested in the central business district is made possible by using the common-sense formula of a volunteer driven program with an organizational structure of board and committees. It is these tireless volunteers who typically spearhead a successful revitalization effort, whether that work involves promotions for the business district, fund raising for special projects, recruiting new businesses, or the day-to-day task of helping local entrepreneurs grow and prosper.

Methods to attract and organize volunteers may (already) include:

- Using local and regional media to promote various activities and assets to expose the public to the positive activities occurring in Town;
- Establish a central person / organization for collecting volunteer contact information - make it easy to participate!
- Conduct volunteer events when second homeowners can provide maximum participation - late spring and summer months,
- Providing free food and refreshments when possible (donations, sponsors etc),
- Providing Town sponsored day care during volunteer events, and
- Creating informational brochures, a promotional Town video that identifies as key assets and interviews prominent Town stakeholders, and slide shows for Town "ambassadors" to distribute and or present at targeted regional events.

#### 5.1.1 Business Improvement District (BID)

The central business district may consider the establishment of a business improvement district or BID. By definition:

- A BID is publicly sanctioned, yet privately directed organization that supplements public services to improve shared, geographically defined, outdoor public spaces and their maintenance. Moreover, such organizations subscribe to a self-help doctrine, whereby a compulsory self-taxing mechanism generates multi-year revenue.

In essence, the BID is the quasi-government for the central business district, the "keeper of the flame" for the CBD's economic strategy, and the provider of services to businesses that the Town cannot deliver. Business improvement districts are quite effective at enhancing both the business and physical environment for retailing and engaging business owners in a revitalization process. These districts should be viewed more as a revitalization tools than redevelopment tools. Property owners who voluntarily increase their property taxes by 5% to 15 % to pay for BID functions fund a central business district BID.

Although many business owners declined in the survey to tax themselves for the extension of boardwalk and streetlights from Ellsworth to Highway 34, a more comprehensive analysis of that question should be posed. Some survey respondents felt that the question was worded incorrectly and was declined for that very reason (See Question #B9 of survey - in appendix). A more detailed analysis is warranted to accurately evaluate the financial impact to individual property owners of the formulation of a BID. Many additional benefits can be derived from a BID, such as gravel strip design and maintenance, partial waterfront revitalization, alley maintenance and snow removal on boardwalks - while also creating local jobs for those who perform the work.

#### POLICIES

**PS.1** The Town promotes the formulation of one umbrella business organization to facilitate central business district programs.

#### ACTIONS

**AS.1** Town manager to conduct with stakeholders, a detailed cost / benefits analysis of the creation of a Business Improvement District (BID)



FIGURE 77  
Quaint shops on Grand Lake's Grand Avenue

### 5.2 PROMOTION

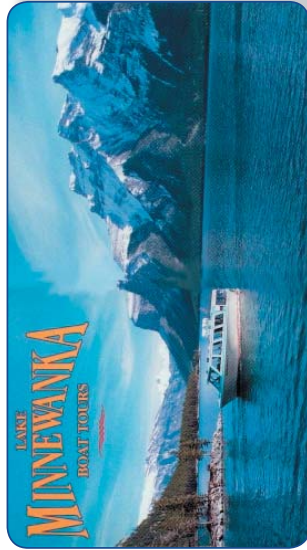
How do you sell the image and reality of Grand Avenue to potential shoppers, investors and entrepreneurs? By celebrating the central business district's unique characteristics, volunteers with their boundless energy, innovation and creativity can launch effective promotional strategies that can forge Grand Lake's positive image through advertising, special events, retail promotions and marketing campaigns.

This organization may consider an expanded role as volunteer coordinators and "promotional ambassadors". Should a promotional group be formed in Grand Lake, close coordination with the Grand Lake Chamber of Commerce, to share revenues and resources, may be mutually beneficial.



**FIGURE 78**

*Promotional events are short-lived but can be very successful for the town.*



**FIGURE 79**

*The town of Grand Lake can benefit from expanded boat tours.*



**FIGURE 80**

*The Rocky Mountain Repertory Theater is a tremendous community asset.*

Existing events in Grand Lake include: An Olde-Fashioned Christmas, Flowering of Grand Lake, Memorial Day and Buffalo barbeque parades, and a new Snowshoe festival / winter carnival. While the existing events have proved successful, additional programming / events can continue to benefit the businesses and residents of Grand Lake. Building on our assets, the following section may be new areas of marketing and promotion to consider.

### 5.2.1 Promotional Events

Grand Lake is uniquely located next to Colorado's largest and deepest natural lake and blessed with miles of natural trail systems in adjoining public lands. Grand Lake can market itself to national and international triathlon and rowing programs for incorporation into their circuits. The natural assets of Grand Lake, its high altitude setting and the ability to host and house numerous participants and their support staffs may prove fiscally beneficial for the Town while providing a unique competitive environment for all participants.

Promotional events can have a significant positive impact on the Grand Lake economy. A real opportunity exists in attracting Grand Lake Lodge visitors into Town. The Lodge has a national draw of visitors and the more amenities / programs that Grand Lake conducts; the more visitors from the Lodge are exposed to the Town's charm. Additional marketing / programming / events to consider include:

- A boating/ water recreation and fishing swap – regional draw
- An antique car and boat festival – regional draw
- A historical travel trailer festival – national draw
- Additional snowmobile events – a lake-based race
- Regional arts/ crafts festival with a farmers market
- Celebrate Town history with souvenir products –cups, books, and shirts, creation of a children's coloring/ storybook, children's drawing workshops, quarterly newsletters, and an "architectural detail" scavenger hunt event
- Regular "Out to Lunch" cook outs in the Town Pavilion – that includes a rotating menu from all interested local restaurants (based on the national "taste of" programs)
- X-Games related wintertime events – snowmobiling or motocross
- Host Olympic rowing demonstrations – making contact with Colorado Springs organization
- An "east / west art event"- artists and their communities on east and west sides of the continental divide getting together – draw on artists from Loveland to display their sculptures along the gravel strip in the central business district, on Grand Avenue— regional draw

- Create attractive package deals for hunters to stay over in Grand Lake during the fall shoulder season – national draw. (This package can include accommodations, meals and bus service to nearby amenities etc.)
- Global Positioning Systems (GPS) caching event

#### POLICIES

**PS.2** The Town supports hosting additional events/ festivals to diversify the year-round economy.

#### ACTIONS

**AS.2** Business district representative to explore the benefits of corporate sponsorship for special events

### 5.2.1.1 Grand Lake and Shadow Mountain Reservoir Boat Tours

Grand Lake can further build on its lake assets by encouraging a private business to operate a historically themed boat for tours of the two lakes. A historically themed boat could provide a seasonal draw for visitors to Grand Lake that would be an unmatched experience in Colorado. The dock itself could be redesigned to incorporate local historic architecture — rustic wood railings, striped canvas sunshade over queuing area etc.)

There are numerous opportunities to yield income and provide seasonal jobs with a boat tour venture: Evening / sunset tours, dinner cruises, rental events (i.e. weddings, private parties and Forth of July), and fishing tours are all possible. A mystery dinner-boat tour could provide a unique regional experience and bring in return visitors with seasonally changing mystery stories. This can be an opportune way to incorporate the acting talents of the Rocky Mountain Repertory Theater group! A renowned mystery writer could be recruited to write the story each year and the authors could rotate on an annual basis. The authors could be invited to Town to kick-off the "mystery boat" season, and book signings could take place at a local bookshop.

The Sol Vista Marina, a town lessee, currently operates a successful historic boat tour of Grand Lake. Discussions with the Sol Vista operators may take place to evaluate their long-term goals for the tours. Collaboration between the town and the Sol Vista operators may be possible to expand the scope and promotion of the tours.

#### ACTIONS

**AS.3** Town manager to discuss long-term goals, potential collaboration and additional promotion of the Sol Vista Marina boat tours with its operators.

## 5.3 DESIGN GUIDELINES FOR THE CENTRAL BUSINESS DISTRICT

The following central business district design guidelines for architecture, landscaping, signage, and lighting could form the basis for, and be incorporated into a formal design guideline ordinance.

### 5.3.1 Architectural Guidelines

The intent of the key architectural guideline principals is to ensure a base level of quality architecture and encourage proposals that will fit within and contribute to the established western architectural context of Grand Lake.

Grand Lake has a unique architectural aesthetic already established. Henry Schnoor, a German trained architect and highly skilled builder may have originated the “Grand Lake wooden slab siding” style found throughout Grand Lake’s architecture. This rustic western style has come to be an icon of Grand Lake. It is recommended that new buildings constructed along Grand Avenue be designed in a similar manner to Grand Lake’s historic buildings. The use of the “Grand Lake wooden slab siding” is encouraged.

Grand Lake’s older buildings were constructed in a similar pattern to many of America’s historic towns. They were built on the edge of street right-of-ways and false storefronts were added to many buildings to make them appear as if they were much larger than they actually were. False storefronts can still be found on a number of Grand Lake’s commercial buildings.

Grand Lake should attempt to revitalize existing buildings that are inconsistent with the Town’s rustic western style. Establishing a façade grant program through the town of up to \$1,000 and paint grants of \$100 can induce owners to improve their buildings. A low-interest loan pool by a consortium of Grand County banks can be even a greater incentive than free money (from grants). Local / regional architects can be recruited to provide design assistance.

#### Key Architectural Design Guideline Principals include:

- **Façade materials and treatment**
  - All sides of a building should express consistent architectural detail and character
  - Building entrances should be designed to be visually prominent with distinguishing façade variations, recesses, projections, or other integral building forms
  - Consist of durable, long lasting materials that will keep it’s appearance over time

- Building frontages should exhibit human scale detailing on the ground floors
- Use reveals, projections, and other subtle changes in texture and color of wall surfaces. Building colors should emphasize natural, muted earth tones

- **Windows**

- 50% of the façade that faces the street should be composed of transparent materials- to the extent possible that it is compatible with the proposed use
- Should be deep set and utilize mullions
- Should be well lit to facilitate a positive merchandising environment
- Should incorporate clear glass on storefronts, windows and doors. Highly reflective or mirrored glass should not be allowed.

- **Covered walkways**

- Covered walkways with boardwalk are a response to climate, providing protection from the weather and help articulate the mass and minimize the apparent bulk of a building. Covered walkways and arcades should be provided on all buildings frontages where pedestrian traffic is likely.
- Column treatments for the covered walkways should be consistent per business, should be constructed of wood, and take design cues from existing canopy column treatments in the central business district.
- All boardwalk conditions should be designed to Americans with Disabilities Act (ADA) standards and strive to address the needs of disabled individuals.

- **Roofs**

- Use of “false fronts” / parapets on commercial buildings in the central business district is encouraged to screen flat roofs.
- False fronts should be designed to screen mechanical and HVAC equipment from the street level.
- Flat roofs shall be designed to accommodate maximum snow loading conditions.

- **Infill / building additions in the central business district**

- When a new use (infill) / addition is proposed to an existing commercial development the newly constructed portion of the building should appear as an originally conceived part of the design. The new additions should match the scale and reflect the proportions of the original structure where they adjoin or are adjacent. New construction of a different height and bulk, than that of the original structure, should not occur abruptly.

- New additions should match the existing approved architecture of the existing central business district. The extension of canopy elements, lighting, boardwalks, planting areas, fenestration (window) patterns, structural rhythms, and use of materials should exhibit a seamless transition between existing and new construction.
- Large setbacks from the street right-of-ways should be discouraged for new building construction.
- New construction should not incorporate precise replication of town center architecture but utilize similar colors, materials, textures, pattern repetition, rhythm and proportions to achieve architectural unity.

#### ACTIONS

**A5.4** The Town should consider the costs / benefits of establishing an ordinance to proactively facilitate storefront rehabilitations – such as a 25% rebate of project costs to correct building code violations.

**A5.5** Town Manager to explore the recruitment of local banks / financial institutions to create a low-interest loan pool for business façade improvements.



FIGURE 81

“Grand Lake wooden slab siding”



FIGURE 82

The proposed Welcome Center architecture fits into the character of Grand Lake



**FIGURE 83**  
Existing  
gravel strip condition



**FIGURE 84**  
Proposed  
gravel strip condition



**FIGURE 85**  
(Left) Terrific example of  
utilizing sculpture  
in the "gravel strip"



**FIGURE 86**  
(Right) An example of the  
boardwalk extending  
into the gravel strip.

**AS.6** The Town should consider the costs / benefits of recruiting (local) architects/designers to provide free design /technical assistance to local businesses to facilitate quality (re)development.

### 5.3.2 Landscape Guidelines (gravel strip treatment)

There is currently no uniformity to the landscape strips that separate the Town's boardwalk from parking spaces. Some landscape areas are uninsightly with little more than gravel and weeds covering the ground. Other strips are very well maintained, landscaped with grass and planter boxes.

It is recommended that consistent guidelines be used to direct the design of Grand Lake's landscape strips. Three different treatments of the landscape strip are recommended including lawn, raised planters, and landscaped areas that will promote the businesses they are located in front of. The town is encouraged to promote similar landscape styles on a block-by-block basis. Certain uniform items should be applied to the entire commercial strip in the downtown area such as consistent lighting and signage. Snow storage should be taken into account for the landscape strips.

The Town strongly encourages owners to provide outdoor art on their property or in the landscape / gravel strip to enrich the experience of Town visitors and create a stronger sense of place. Benches and/or sculpture plinths should be incorporated to each block in the downtown area. These plinths will allow for revolving artwork / sculptures to be located properly. If art is proposed in the public right-of-way, it must not preclude meeting sidewalk or planting requirements or interfere with safe vehicular, pedestrian or bicycle movements or maintenance of the boardwalk or utilities. The Town may consider a permanent purchase of sculptures / artwork for location in the gravel strip. Artwork should compliment and reinforce the character of its location in terms of its subject, scale, style and materials. For example, it may reveal some historical fact about the location, or draw attention to a unique physical quality of its site. A well-executed example of a permanent sculpture can be found at the corner of Grand Avenue and Garfield.

Stepping-stones or other defined walkways / paths should be placed to help guide tourists from parking areas through the landscape strips to the boardwalk and stores. These defined paths should also be maintained with snow removal during the winter months. Those planting strips that do not contain raised planters can be utilized for snow storage during winter months.

In addition to enhancing Grand Lake's landscape strips, it is recommended that additional hanging baskets and other flower boxes be utilized throughout the town. Grand Lake is currently only utilizing up to 20% of its available water, therefore additional water could be used to help support vast landscape improvements to Grand Lake's central business district.

### Key landscape design guideline principals include:

- **Landscape / gravel strip treatment**
  - The gravel strips in the central business district shall be landscaped and treated uniformly on a block-by-block basis, permanent and automatic irrigation systems should be installed in all landscape / gravel strips
  - Distinct, formalized pedestrian pathway connections should occur at a minimum of every 25 feet within the landscape / gravel strips

#### ACTIONS

**AS.7** Town planner to research with department of public work staff where utilities, if any, are located under the landscape / gravel strip - before tree plantings or sculpture plinths are installed.

### 5.3.3 Signage Guidelines

Commercial signage plans should reflect a balance between allowing adequate signage to conduct a business while adding to the overall design theme and protecting the visual aesthetic of Grand Lake's central business district.

It is recommended that the signage throughout Grand Lake be of a rustic western style, building on the town's thematic architecture. The signs should utilize native materials as much as possible including wood, stones and incorporate natural / earth-tone colors. Signage should be consistent throughout the town and should tie the business district together. Town funded signage could set a precedent and designate specific landmarks within the town (such as the dock, the town center, and the town entryway). Town initiated signage should be of same forms and materials as those signs proposed for the central business district entries.

### Key Signage design guideline principals include:

- **Central business district signage**
  - All signage should be architecturally integrated into their surroundings in terms of shape, size, color, texture, and lighting so that they do not visually compete with the architecture of the building and design of the site. Signs should be integrated as such they become a natural part of the building façade.
  - Signs shall be constructed of durable, high quality architectural materials. Treated wood, stone, brick and stucco are the preferred materials for signs.
  - Select colors carefully. Sign colors shall compliment the colors used on the building and the project as a whole. Colors or combinations of colors that are harsh and disrupt the visual harmony and order of the street are unacceptable.
  - Use contrasting colors. Provide a substantial contrast between the color and the material of the background and the letters or symbols to

make the sign easier to read during the day and night. Light letters on a dark background or dark letters on a light background are most legible.

- Business identity, either by accent bands, paint or other applied color schemes, signage, parapet detailing, decorative roof details or materials should not be the dominant architectural feature of a building. Accent colors should be used judiciously.
- New construction design should anticipate signage. Designs should provide logical sign areas, allowing flexibility for new users, as the building is re-used over time.
- Signs should be installed at similar heights to create a unified sign band, should not obscure architectural detailing and should use a combination of awnings, wall and projecting signs for visual interest. Locate wall signs at the first floor level only for retail uses.
- Pedestrian oriented sign are encouraged. These signs are designed for and directed toward pedestrians so they can easily and comfortably read the sign as they stand adjacent of the business.
- Projecting signs (any sign supported by a building wall and projecting there from at least twelve (12) inches or more horizontally beyond the surface of the building to which the sign is attached) should be located so they generally align with others in the block. Projecting signs must have eight (8) feet clearance, and may not extend more than four (4) feet from the building wall. The size of projecting signs is limited to three (3) feet wide and six (6) square feet. The number of projecting signs is limited to one per business.
- Flashing, rotating, blinking, chasing or moving signs (except for time and temperature), animated signs, searchlights, inflatable free-standing signs, tethered balloons or signs that create the illusion of movement should be prohibited.

- **Signage Illumination**

- Use illumination only if necessary
- Sign illumination shall complement, not overpower, the overall composition of the site.
- Use a direct light source. All lighted signs shall have their lighting directed in such a manner as to illuminate only the face of the sign. When external light sources are directed at the sign surface, the light source must be concealed from pedestrians' and motorists' "lines of site."
- The use of individually cut, backlit letter signs is encouraged.

### 5.3.4 Lighting Guidelines

Site lighting, security lighting, and architectural / landscape lighting should

provide the user with illumination levels appropriate for the designed activity (i.e. parking, walking, outdoor dining). Illumination levels should also be reasonably uniform throughout the site and strive to minimize glare.

Uniform lighting styles should be utilized throughout the Grand Lake central business district. Lights should be designed to be of pedestrian scale and consistent with Grand Lake's western/rustic style. Lights should be designed to protect the night sky from light pollution.

**Key Signage design guideline principals include:**

- **Central business district lighting**
  - Recommended light level guidelines and uniformity ratios established by the Illumination Engineering Society of North America (IESNA) in the IENSA Lighting Handbook (current addition) should be considered along with predominant lighting characteristics of the surrounding area when determining appropriate solutions to lighting design.
  - Use high quality light. White light (i.e. metal halide, compact fluorescent, and inductive) is recommended over orange or yellow light (i.e. low and high pressure sodium, and mercury vapor).
  - Light glare or excess brightness should be minimized. Cut-off fixtures, mounting heights, and the elevation of potential viewers must be considered for effectively controlling glare by directing light below the horizontal
  - Lights should be directed to shine downward and shall be shielded from emitting light upwards
  - Lights should be shielded so that concentrated rays of light will not shine directly onto other properties. Shielding or aiming fixtures away from adjacent businesses should control light trespass beyond property lines. Light trespass should not exceed ambient levels.
  - Lights should only be placed where they are needed and the intensity of light shall be no more than the minimal amount need by the land use
  - Otrusive (lights "trespassing" onto adjacent properties) lights should be avoided
  - Public facilities should not be illuminated unless they are being utilized
  - Commercial lighting should be turned off after businesses have closed
  - Landscape feature lighting and lighting at the pedestrian level is encouraged
  - Architectural lighting should be used to highlight special features only. Lighting of expansive wall planes or the use of architectural lighting that results in hotspots on walls or roof planes should be avoided.



**FIGURE 87**  
An example of a business benefiting from the gravel strip.



**FIGURE 88**  
An example of underutilizing the gravel strip.



**FIGURE 89a & 89b**  
Grand Lake has wonderful examples of western and rustic signage.

## 5.4 ECONOMIC RESTRUCTURING

How do you find a new niche for a Grand Avenue business? By helping existing enterprises expand and by recruiting new ones to respond to today's market. A business improvement district (BID) can assist with converting unused space into productive property and sharpen the competitiveness of merchants and other business owners. This process can be difficult in the short term while ultimately benefiting the entire central business district by keeping an eye towards long-term trends and understanding just where the district's opportunities lie.

### POLICIES

**P5.3** The Town supports publicly lead initiatives undertaken to diversify the local economy.

### ACTIONS

**A5.8** Town to research the costs of and feasibility of market analysis for the central business district – to identify missing business niches. Town manager and Town planner to establish contact with the Colorado Community Revitalization Association (CCRA) for potential grants to facilitate this analysis.

**A5.9** Town manager and Town planner to consider attending a CCRA "Main Street" workshop training program.

**A5.10** Explore the creation of a business recruitment program to fill missing business niches.

**A5.11** Business district representative to research the creation of a low interest loan pool (by a consortium of Grand County banks) to finance building / façade rehabilitation projects.

**A5.12** The Town Manager to explore the costs of creating a full-time city employee who will market the town of Grand Lake on a national/international scale and provide economic development coordination.

Note:

Please see the Appendix (section 7.3) for eight additional principals for redevelopment that builds on and dovetails with the four-point approach.

## 6

## SUMMARY OF POLICIES & ACTIONS

### 6.1 POLICIES

#### Chapter 1

- P1.1** Comprehensive Plan will be reviewed annually and updated within five years (optimally, Plan updates should occur every two years).
- P1.2** The Town will rezone properties consistent with the Comprehensive Plan. When a desired zoning action would not be consistent with the Comprehensive Plan, the Comprehensive Plan will be amended prior to rezoning.
- P1.3** All zoning and land use decisions, including the development of streets, parks, utilities and the provision of public services shall be consistent with the Comprehensive Land Use Plan, including its maps, goals and policies.

#### Chapter 2

- P2.1** When appropriate, high points that offer scenic vistas should be preserved as open space. New development or redevelopment should be reviewed as to visual impact and maintenance of existing view corridors.
- P2.2** Where steep slopes are in private ownership and development rights exist, the impact of development will be mitigated through measures such as density reduction, clustering, transferring development rights and application of construction measures to maintain stability.
- P2.3** Slope stability shall be properly designed and maintained; adequate erosion control measures employed and problem soils are properly mitigated to assure public safety when developing steep slopes.
- P2.4** The aesthetic qualities of the steep slopes shall be preserved by minimizing the amount of hillside excavation. Where hillside excavation occurs, cuts must be fully reclaimed to a natural appearance through landscaping and screening from general view by buildings.
- P2.5** As part of the review of development proposals for parcels on steep slopes, the Town will carefully evaluate potential impacts associated with aesthetics, slope and or soil stability.
- P2.6** Provide an efficient, cost-effective and safe road and street system to meet the Town's needs for convenient movement of people, goods and services throughout the Town and Growth boundary.
- P2.7** The Town supports wildlife and vegetation management practices.

- P2.8** The Town will take all practical steps to help preserve, respect and incorporate existing environmental constraints and opportunities to assure that new development and redevelopment harmonizes with the area's natural and human-made environment.
- P2.9** Unique or distinctive natural features and systems, critical wildlife habitats, and wetlands are important to maintain the balance of ecological systems and other environmental resources. The Town promotes preservation and protection of these areas and advocates for sound conservation practices.
- P2.10** The Town supports a native tree replanting program to facilitate vegetation efforts to replace trees lost to the Mountain Pine Beetle.
- P2.11** The Town will be proactive in working with Grand County to review development proposals of properties along Highway 34, along Shadow Mountain Reservoir, to ensure key lake and mountain view corridors are preserved.
- P2.12** The Town will annex only those properties in which it receives benefit from. (i.e. properties providing affordable housing, real estate transfer fees or commercial properties with positive sales tax implications.)
- P2.13** The Town opposes 'leapfrog' development unless provisions are made to relieve the Town of associated additional maintenance costs.
- P2.14** Properties within the growth boundary shall provide easements for future utilities and that these properties, upon annexation, will tie into the Three Lakes Water and Sanitation district.
- P2.15** The town supports existing commercial establishments on Hwy 34 but opposes any new zoning of commercial land or new businesses on Hwy 34 other than that shown on the Growth Boundary Map on pg. 17.
- P2.16** The town supports initiatives that perpetuate the existence and viability of the Grand Lake Elementary School as a valued civic institution.

#### Chapter 3

There are no Policies listed in Chapter 3.

#### Chapter 4

- P4.1** Upgrade the image and viability of commercial and residential properties at the highly visible intersection of Grand Avenue and Highway 34.
- P4.2** Streets, pedestrian paths and bike paths should contribute to a system of fully connected and interesting routes to all destinations.
- P4.3** The Town supports recreational opportunities in Grand Lake for residents of all ages.

- P4.4** The Town supports the creation of convenient, accessible and efficient parking strategies in the central business district.
- P4.5** The Town supports projects / programs that facilitate community building.
- P4.6** The Town supports the creation of upgraded entry monuments at key entry points to Grand Lake – to facilitate great first impressions.
- P4.7** The Town supports the revitalization of the Grand Arts Community Cultural Center for community benefit.
- P4.8** Streets, pedestrian paths and bike paths should contribute to a system of fully connected and interesting routes to all destinations.
- P4.9** Undeveloped road right-of-ways that are proposed for trails should be developed as such. If however, roads are constructed, trails must be included in the design to support trail connectivity.
- P4.10** All new developments will provide finished neighborhood park facilities to meet the demand created by new residents.
- P4.11** Residential neighborhoods should be designed, when appropriate, to mix homes with commercial / retail uses, provide housing options, and encourage mobility without auto reliance.
- P4.12** The Town encourages neighborhoods with housing choices that will allow residents to remain in the neighborhood through their life stages change (single, married, raising children, "empty nesters, retirees)
- P4.13** As Grand Lake grows, the Town will encourage business development to provide a balance of jobs and housing units where the jobs match the skills of the workforce and the housing is available at the prices, sizes and locations for workers who wish to live our community.
- P4.14** The cost of affordable housing should be equitably shared by the development that created the demand, and others that significantly benefit.
- P4.15** The Town supports and encourages affordable housing dispersed throughout the community, not concentrated in one area. Every effort should be made to blend affordable housing with market-rate housing. Lower-income housing should look like higher-income housing, using similar exterior materials, windows and building forms. Affordable housing should not be segregated or clustered.
- P4.16** The Town supports and encourages the development and provision of affordable and proportionally priced and sized homes to meet the full range of income of those that work and reside in Grand Lake. Housing types should accommodate all types of family types: singles, couples, families, elderly and those with disabilities.

**P4.17** The Town encourages variety in the housing types in each neighborhood to avoid enclaves of a single income level.

**P4.18** The Town encourages the use of manufactured housing that has the appearance of traditional construction.

**P4.19** All potential resources and tools should be utilized to provide housing as cost-effective as possible.

**P4.20** The Town discourages the use of recreational vehicle parks for long-term residency. Recreational vehicle parks should be located where uses will not conflict with traditional residential land patterns and appropriate development standards will be enforced.

**P4.21** The Town will annex only those properties in which it receives benefit from. (I.e. properties providing affordable housing, real estate transfer fees or commercial properties with positive sales tax implications.)

**P4.22** The Town promotes mixing uses in the central business district, including retail, residential and offices, stimulating pedestrian traffic during day and evening hours – to further support local retailers.

**P4.23** The Town supports measures that preserve and enhance the central business district.

**P4.24** The Town requires that a planned development (PD) process to be undertaken for proposed developments over 2 acres in size and under single ownership.

**P4.25** All key alleys will be upgraded, functional and regularly maintained to promote safe traffic and pedestrian movements.

**P4.26** All new developments will dedicate open space based on the current Town ordinance.

**P4.27** Land designated as Open Space on the Land Use map will be preserved permanently free from any development and left in a natural state or used for recreational such as parks and pedestrian/bicycle trails.

**P4.28** The Town will cooperate with, and participate in regional planning efforts (existing Intergovernmental agreements (IGAs), especially those that are directed toward efficient use of resources and cost-effective development of public infrastructure (i.e., roads and utilities).

**P4.29** The Town will consider regional implications in decisions about major capital improvements.

### **Chapter 5**

**P5.1** The Town promotes the formulation of one umbrella business organization to facilitate central business district programs.

**P5.2** The Town supports hosting additional events/ festivals to diversify the year-round economy.

**P5.3** The Town supports publically-led initiatives undertaken to diversify the local economy.

## **6.2 ACTIONS**

### **Chapter 1**

**A1.1** Set a date for the next annual review of the Comprehensive Plan.

**A1.2** Regularly budget funds for Future Plan updates.

**A1.3** Establish a schedule to amend the zoning map to bring it into conformance with the Comprehensive Plan.

**A1.4** Distribute the Comprehensive Plan to all relevant Town staff and Planning Commissioners and reference for all land-use decisions in Grand Lake.

**A1.5** Incorporate Comprehensive Plan maps, goals and policies into the review process (submittal requirements, review criteria) for land use decisions and infrastructure planning.

### **Chapter 2**

**A2.1** Contract with an engineering firm to evaluate safety hazard and potential stabilization / retaining wall options for the moraine cut slopes adjacent to Grand Avenue.

**A2.2** Evaluate whether adjacent property owners and their developments would benefit from this slope stabilization project; a potential for cost sharing may exist.

**A2.3** Town planner to work with qualified consultant to establish a hillside development ordinance and work to define "steep slopes" as appropriate for Grand Lake.

**A2.4** Town Planner to contact the Grand Lake Public Works Director to initiate process of installing a new stop sign at Grand Avenue and Hancock Street creating a 4-way stopping condition.

**A2.5** The Board of Trustees should initiate contact with surrounding communities and/or active regional transportation agencies to research the feasibility of achieving transit service for Grand Lake.

**A2.6** A fence ordinance should be explored by Town Planner to eliminate fences, walls and permanent structures within the town established 30' buffer area along the rivers and lakes within the Town boundary.

**A2.7** Establish development guidelines for new development that will occur in potential wildlife habitat areas – especially upon annexation of lands to the northwest of the existing Town boundary. Guidelines should include buffer-setbacks requirements from creeks; require wetland identification, and an evaluation of significant natural areas and prime

wildlife habitat – serving to preclude development in these areas.

**A2.8** Establish guidelines for MPB management. Evaluate whether development review criteria and/or a Town ordinance needs to be created. Town should coordinate and work with regional efforts to control and contain MPB issues.

**A2.9** Town Manager to research alternative native trees that are not susceptible to MPB and then establish an action plan for revegetation efforts.

**A2.10** Town planner to contact Grand County planning department to coordinate joint review of development proposals for properties along Highway 34.

**A2.11** Town planner to evaluate proposed commercial parcels on Hwy 34 at Shadow Mountain Reservoir for an adequate turn-around location and design to accommodate large recreational vehicles. Coordinating turn-around location with a staffed visitor's center satellite facility should be considered.

**A2.12** Town planner should work closely with traffic engineer to sensitively locate proposed roads needed to access residential developments occurring in the north / northwest corner of the growth boundary.

### **Chapter 3**

There are no Actions listed in Chapter 3.

### **Chapter 4**

**A4.1** Ensure that new development and redevelopment of parcels located within the central business district design review boundary are subject to Town design guidelines.

**A4.2** Work with a landscape architect / planners to conduct a detailed sub-area study to evaluate in more detail the boardwalk extension alignments and waterfront program usages.

**A4.3** Town manager and Town planner to facilitate a workshop with business owners on Grand Avenue and west of Ellsworth to verify boardwalk, landscape strip, and lighting extension is desired by the majority. Funding strategies and phasing should be discussed.

**A4.4** Work with a landscape architect / planners to conduct a detailed sub-area study to evaluate in more detail the boardwalk extension alignments and waterfront program usages.

**A4.5** Town manager and Town planner to contract with a landscape architect / planner to study probable alignments of concrete boardwalk extension from Ellsworth to Highway 34. An underground snowmelt system may be considered for the pedestrian portion this concrete sidewalk extension.

**A4.6** Town planner to research property ownership of parcel in question and work with a qualified consultant to research costs, design and



implementation strategies of a waterfront rowing / kayaking center.

**A4.7** The central business district should consider the costs / benefits of establishing parking program that would monitor employee parking (with reminders to employees to park off of Grand Avenue - placed under windshield wipers), and create and widely distribute easy to read maps for visitors of parking lot locations.

**A4.8** The business district representative should work with and notify all central business district business owners that parking in front of their businesses is a premium, leaving them open will facilitate additional sales and that all employees should park off of Grand Ave.

**A4.9** Town manager and / or town planner to work with a landscape architect / planners to conduct a detailed study of redesigning parking stall on Pitkin and Garfield to a parallel rather than head-in configuration. Areas to park cars, offsetting the loss of spaces on both streets, for a "no net loss" of spaces-should also be evaluated.

**A4.10** Town manager and / or Town planner to work with a landscape architect / planners to redesign Lake Avenue for expanded programming and both limited vehicular and pedestrian circulation.

**A4.11** Work with a landscape architect / planners to conduct a detailed sub-area study to evaluate in more detail the boardwalk extension alignments and waterfront program usages.

**A4.12** Town manager and Town Planner to contract with landscape architects / architects to evaluate costs and implementation of conceptual monument signage sketches.

**A4.13** Town manager and town planner and Grand Arts Council members to work to complete the bottom floor and landscaping to legally open the building for use.

**A4.14** Town planner to work with the Headwaters Trail Alliance to evaluate alignments and feasibility of all proposed trail connections outlined in the Comprehensive Plan. Also to be discussed with the Headwaters group is the eventual inclusion of the Grand Lake trail system into the "Fraser to Granby Trail" network.

**A4.15** Town planner to contract with Civil Engineering Company to evaluate the cost, feasibility and alignment of the proposed pedestrian underpass (box culvert style) at the northern Town boundary.

**A4.16** Town planner to closely coordinate proposed trail connections with the National Park Service on linking the East Inlet Trail and the East Shore / Continental Divide Trails.

**A4.17** Town planner to work with landscape architects to establish Town trail signage that works for way finding from West Portal and are designed in the same style as the Town entry monuments.

**A4.18** Town manager to discuss concept of themed transportation between the Grand Lake Lodge and the Town with the Lodge proprietors. If concept is deemed worth while, Town planner to work with landscape architects / planners to locate and design trail connections for accessibility from Grand Lake Lodge to the central business district.

**A4.19** Town planner to discuss Spitzmiller trail entry monuments with Tom Clarke (homeowner / architect) to evaluate using comparable scale and materials for trail signage, as proposed for Grand Lake central business district entry monuments, to ensure signage design consistency.

**A4.20** Town staff should research the cost and feasibility of purchasing the Lot 9, Block 5.

**A4.21** Town Planner should research rezoning of Lot 9, Block 5 parcel to commercial to achieve zoning consistency with the adjacent parcels on Block 5.

**A4.22** Town planner to research dredging procedure(s)/costs, grants and potential cost sharing of boat ramp reconstruction with Bureau of Reclamation staff.

**A4.23** Evaluate incentives such as density, bonuses and fee waivers to encourage affordable housing distributed throughout the community, blending inconspicuously with surrounding neighborhoods.

**A4.24** Consider Town provided incentives to create an "upper story" program / ordinance in the central business district. Such a program would promote residential and office uses on the upper stories of existing buildings. The existing vertical zoning ordinance should be amended to include a graphic illustration of proposed ordinance intention.

**A4.25** Town manager and Town planner to evaluate the feasibility of creating or extending existing businesses to create additional side street business frontages.

**A4.26** Town manager and/or Town planner to solicit applications of interest for CBDDAB members, conduct meeting to create CBDDAB and membership will be selected by the Board of Trustees.

**A4.27** Town manager and/or Town planner to work with CBDDAB members to review and prioritize A, B, and C district guidelines.

**A4.28** The Town planner to work with design consultant to establish a thorough design guideline package for architecture, landscape, signage and lighting standards. The design guidelines should be incorporated into a design review ordinance and this ordinance should be the foundation by which the central business district design review committee reviews development proposals.

**A4.29** Town manager to work with the central business district representative to notify business owners of the necessity of removing hard pack

snow from their business frontages.

**A4.30** Undertake a study to gather costs of paving key alleys in Town. Also research ecologically sound dust repellents for temporary use.

**A4.31** Conduct a feasibility study to identify and remedy the most problematic alley drainages in the central business district.

**A4.32** Town planner to update land use code to include an open space land use designation that promotes permanent open space and eliminates any residential development.

**A4.33** Rewrite the Town's zoning code and land use regulations to incorporate more specific zoning code definitions helping to eliminate regulation guesswork, eliminate unintended development in the "open" zone district, and to streamline quality development initiatives.

**A4.34** Zone properties to ensure consistency with the density ranges identified on the Comprehensive Land Use Plan.

**A4.35** Rewrite Grand Lake's current land use regulations to reflect the land uses as indicated on the Comprehensive Land Use Plan.

**A4.36** Business District, including affordable housing, to increase civic vitality and business activity. As new commercial development is proposed, explore/encourage incorporating affordable rental units and "over-the-shops". Provide incentives for housing for a range of incomes in the Central Business District such as relaxing parking requirements for those residential units.

**A4.37** Town Manager to conduct a detailed analysis with a housing specialist of the impact and cost of providing in-town affordable housing. Adjust development impact fees as appropriate and feasible. A detailed analysis of resort communities efforts in the intermountain west will provide insight into other successful housing initiatives. Boulder, Glenwood Springs and Aspen have successful inclusionary zoning programs that should be evaluated for application in Grand Lake.

**A4.38** Town Manager to research the provision of developer incentives to provide inclusionary zoning such as density bonuses "increased development rights on a given tract of land," waiving development fees, fast-track permitting and flexible design standards

**A4.39** Town Manager to contact the Grand County Housing Authority regarding affordable housing assistance and methods available to Grand Lake and explore joining the "Rural Resort Region" program.

## Chapter 5

**A5.1** Town manager to conduct with stakeholders, a detailed cost / benefits analysis of the creation of a Business Improvement District (BID)

- A.5.2** Business district representative to explore the benefits of corporate sponsorship for special events.
- A.5.3** Town manager to discuss long-term goals, potential collaboration and additional promotion of the Sol Vista Marina boat tours with its operators.
- A.5.4** The Town should consider the costs / benefits of establishing an ordinance to proactively facilitate storefront rehabilitations – such as a 25% rebate of project costs to correct building code violations.
- A.5.5** Town Manager to explore the recruitment of local banks / financial institutions to create a low-interest loan pool for-business façade improvements.
- A.5.6** The Town should consider the costs / benefits of recruiting (local) architects/designers to provide free design /technical assistance to local businesses to facilitate quality (re)development.
- A.5.7** Town planner to research with department of public work staff where utilities, if any, are located under the landscape / gravel strip – before tree plantings or sculpture plinths are installed.
- A.5.8** Town to research the costs of and feasibility of market analysis for the central business district – to identify missing business niches. Town manager and Town planner to establish contact with the Colorado Community Revitalization Association (CCRA) for potential grants to facilitate this analysis.
- A.5.9** Town manager and Town planner to consider attending a CCRA "Main Street" workshop training program.
- A.5.10** Explore the creation of a business recruitment program to fill missing business niches.
- A.5.11** Business district representative to research the creation of a low interest loan pool (by a consortium of Grand County banks) to finance building / façade rehabilitation projects.
- A.5.12** The Town Manager to explore the costs of creating a full-time city employee who will market the town of Grand Lake on a national/international scale and provide economic development coordination.

# 7 APPENDIX

## 7.1 SWONS / COMMUNITY SURVEY RESULTS

Public participation in August of 2004 in the Comprehensive Plan process resulted in the following SWON analysis and community survey results:

### Strengths

- Sense of community/people/helpful/friendly
- History/culture of community/tradition/stories – early settlers & old history
- Natural beauty with no franchises
- Largest natural lake in Colorado
- Close to major metro for tourists
- Safety/security/good for kids/families
- People who are here, want to be here
- Small community feel – everyone knows each other
- Great community for residents & tourists
- RMNP & Arapaho National Forest – permanently protected from development
- Not Vail, Aspen, Breckenridge – down to earth – not glitzy
- Diversity of activities – quality of life – always
- Voted down casinos to preserve quality of life
- Great fire protection/public safety
- Boardwalk/older buildings/character of town
- Community participation
- Great water/fresh air
- Busy summers & quiet winters
- Great traffic 9 months of the year
- Town staff/public works dedicated
- Not Estes Park – more diversity than just commercial/retail
- Recreational options
- 7 Months year – 1 way in & 1 way out – trail ridge closed
- Rocky Mountain Repertory Theater

### Weaknesses

- Seasonal businesses – closed in winter months, 80% retail closure in winter
- Financial issues
- Mud season look – not cleaned up yet
- More summer beautification
- Law enforcement needs to be more local (local law enforcement will

know local needs better)

- Lacking medical facilities/clinics
- Seasonal swings – town 4th of July – slow in shoulder months – Tuesdays closed
- Find balance needed to seasonal commercial activity
- Housing/property costs have risen significantly in recent years
- Grand County is a steal comparatively to other Colorado resort communities
- Lack of capture of Hwy.34 Traffic
- Town entry needs upgrading – provide continuity to existing downtown
- Noise control – summer – motorcycles/winter – snowmobiles/dogs barking
- Design guidelines are not consistent
- Businesses downtown, not condos – 1 takes taxes & 1 generates taxes
- Code enforcement – residential / abandoned cabins
- Lack of teen activities/programs
- Lack of tax base that allows general town improvements
- Re-evaluation of zoning
- Reliant on county law enforcement
- Inconsistent business hours – daily/seasonal
- Lack of “working” MP & enforcement
- Poor pedestrian access year round – gravel
- Town entry needs upgrading
- Summer traffic
- Lack of alternative winter activity
- Lack of public access/bus to winter park for workers
- Tourists & ski areas’ workers
- Poor interactivity with Winter Park & “their part of the county”
- Lack of signage/economic development initiatives
- Lack of parking
- Path needed around the lake – lots of private property however, difficult to get permission for access
- Lack of cell coverage/internet – slow
- Employee/employers to park away from their own business – allowing customers the most convenient parking spaces

### Opportunities

- More communication between private lake home owners for improved cooperation re: shared areas of concern

- Extension of boardwalk/definition of central business district
- Celebrate historic buildings/history
- Winter season “time” for additional activities – pool of people available for projects (volunteer, paid positions, seasonal work - as available. Etc.)
- Comm. Cultural center – 22,000 ft<sup>2</sup> building owned by Arts Commission
- Lower level for classes - rec. District/arts council coordination
- Better communication, home owners, RMNP, Fire Dept., Sheriffs Dept., Grand County
- Lariat / ponchos for communication – businesses where “the word” gets out
- Library – Chamber & Arts Council area are all fundraising for their own purposes
- Tax base up – more money available
- “Non-confrontational” winter activities (non-controversial) – snowshoe organization.
- Snowmobiles need to respect private property rights

### Needs

- License plate purchases for all town motorized vehicles/iron-on patches – may become income generating
- Exploring “home rule”
- Skate park for kids – free
- Cars too fast on main street – dangerous
- More regulation for sledding hill
- 2700 One week-end
- More formal operation
- Dogs on private property
- 1 Policeman on snow mobile
- Cairns St. / Public access to lake for snowmobiles
- Better visibility for crosswalks
- Enforce Colorado state law
- Painting of crosswalks for additional visibility
- Community center for youth/seniors with pool
- Medical facilities as community grows
- More service oriented business for year round residences – hardware store
- Explore other economic development opportunities. (Rather than just recreation/tourism), such as arts/crafts – sold through the internet in winter months. Similar to aspen institute
- Don’t want to lose funkiness of town, avoid homogeneity

## 7.2 WILDLIFE MANAGEMENT

### 7.2.1 Black Bears

Measures are being taken to limit bear / human interactions in Town. The installation of bear-proof trash containers will help to curb the number of black bears venturing into Town for food scraps. Many people enjoy the newfound opportunity to see bears, but other people are finding that living with bears can create some problems. Black bears are shy and usually avoid people, however, they may be attracted to food sources in residential areas. As bears learn to exploit food sources around human dwellings, problems often arise. Bear problems may occur at any time of year. However, problems are often more prevalent in spring when natural food supplies are limited and during years when nut and berry production is limited. If food items in Town are not removed and properly stored after bears learn to associate food with humans, serious problems can occur. Bears may cause serious property damage and possibly lose their natural fear of humans. Bears that lose their natural fear of humans pose serious public safety concerns and often need to be destroyed.

The following ideas should help alleviate current bear problems and keep bears from becoming a problem in the future.

- Remove or secure potential food sources, including garbage or trash, pet and livestock feed, the grill, and bird feeders and birdseed. Garages, basements or secure buildings often provide protection.
- Feed pets only what they will eat and remove the dish or bowl soon after they finish.
- Take trash to the dump frequently. Store trash in a closed garage, basement or secure building.
- Do not store household trash in or on vehicles or on porches or decks. Store trash in a secure location.
- Put trash out for pickup on the morning of the service, not the night before.
- Electric fencing can be used to protect beehives, dumpsters, gardens or other potential food sources.

### 7.2.2 Whirling Disease in Trout

Whirling disease is a parasitic infection, which attacks juvenile trout and salmon. All species of trout and salmon may be susceptible to whirling disease. Whirling disease is found in 22 states including Colorado. Myxobolus cerebralis is a metazoan parasite that penetrates the head and spinal cartilage of fingerling trout where it multiplies very rapidly, putting pressure on the organ of equilibrium. This causes the fish to swim erratically (whirl),

and have difficulty feeding and avoiding predators. Infected fish and fish parts transmit whirling disease. It may also be transmitted by birds and it is possible fishermen could carry the disease on fishing equipment. However, live infected fish are the main vector for the spread of the disease. It's true that total eradication of the parasite is not likely, but recent studies by the nation's finest researchers point out real possibilities for management and control.

### 7.2.3 Chronic Wasting Disease in Mule Deer and Elk

Mule deer and Elk are subject to Chronic wasting disease. It is a relatively new and fatal neurological disease found in deer and elk. The disease attacks the brains of infected deer and elk, causing the animals to become emaciated, display abnormal behavior, lose bodily functions and die. Besides being found in wild deer and elk, the disease has been found in captive deer and elk in eight states and two Canadian provinces.

## 7.3 ADDITIONAL GUIDING PRINCIPALS FOR REDEVELOPMENT

In addition to the four points – organization, design, promotion and economic restructuring – these eight guiding principals are timeless methods that support the four points and have proven successful in many other main Street communities.

### 7.3.1 Comprehensive

No single focus-not lavish public improvements, not "name brand" business recruitment, not endless promotional events-can do the job alone. Commercial district revitalization is a complex process and a variety of tools and strategies will need to be woven into a holistic approach, needed to revitalize the central business district.

### 7.3.2 Incremental

Basic, simple activities lead to a more sophisticated understanding of the revitalization process and help members of the community develop skills to tackle more complex issues and ambitious projects.

### 7.3.3 Self-Help

Local leaders in economically successful communities have demonstrated the will and desire to mobilize local resources. That means convincing residents and business owners alike of the rewards for investing their time and money to maintain the central business district as the heart of the community.

### 7.3.4 Partnerships

Both the public and private sectors have an important stake in the central business district. Partnership means that all those with a vested interest in the district are contributing time, money, and expertise-often individually, but sometimes at the same table –the Grand Lake table. These partnerships are always unique to the community since they respond to local challenges and opportunities.

### 7.3.5 Assets

Grand Lake business owners know that history is on their side. Giving residents a sense of belonging and pride, business owners can continue to capitalize on the unique assets they already have, qualities such as distinctive buildings/ architecture, neighborhood shop owners, and a human scale that can't be copied at nearby commercial centers.

### 7.3.6 Quality

The central business district was "built to last", and local revitalization efforts ensure continuing long life for the central business district through top quality work, whether through renovation, new construction, public improvements, business recruitment, or marketing campaigns. Visionary leaders of these districts know that shoestring budgets and cut-and-paste efforts won't do the job. A high standard of quality has to be set for every aspect of the central business district.

### 7.3.7 Change

Skeptics can be turned into believers! Commonly, a general sense overwhelms communities where no one believes that stagnant and declining districts can ever be turned around...at first. Changes in attitude and practice takes time, but eventually, the Town can experience a major shift in the districts' use, purpose, and future. And that can change local opinions.

### 7.3.8 Implementation

Prior to initiating the four-point approach, many communities already have enough plans collecting dust on their shelves to last into the next century. The difference of the four-point approach is that it can focus on future planning while also simultaneously creating visible change and activity from day one.

## GRAND LAKE COMMUNITY SURVEY

Results from Year-round residents – 41 respondents  
(Majority answers are highlighted in RED.)

### APRIL 2004

By: The Town of Grand Lake, The Citizens of Grand Lake and Winston Associates

#### A. General Information

**A1. How long have you lived or owned a home in Grand Lake?**  
0-5 yrs: 8 6-10 yrs: 10 16-20: 8 21-25: 4 26-35: 4 41+: 6

**A2. What is your gender?**  
Female: 21 Male: 23

**A3. Where do you work?**  
Grand Lake: 26 Granby: 6 Grand County: 2  
Winter Park/Fraser/Tabernash: 1 Retired: 8 Other: 3

**A4. How many jobs do you currently have?**  
0: 8 1: 23 2: 6 3: 2 4: 1

**A5. How many children under the age of 18 reside in your home?**  
0: 37 1: 0 2: 4

**A6. What is your age bracket?**  
0-17: 0 40-49: 8 70-79: 6  
18-29: 0 50-59: 15 80+: 3  
30-39: 0 60-69: 9

**A7. Are you:**  
Year round resident: 41  
Rent in Grand Lake only part time: 0  
A second home owner: 0

**A7a. How many days of the year do you live in Grand Lake?** 365

**A8. Would you say that over the past few years, the “quality of life” in Grand Lake has improved, stayed the same or gotten worse?**  
Also, has the “sense of community” within Grand Lake improved, stayed the same or gotten worse (“sense of community” meaning identity as a Town, friendliness, cooperation, neighborliness, etc.)?

	Improved	Stayed the same	Gotten worse
Quality of Life	14	18	8
Sense of Community	8	16	14

**A9. What are your three favorite things about living in Grand Lake?**

Location (close to parks/lakes, rec district): 26  
Environment (natural resources, clean water, mountains, beauty): 23  
Small Town (quite, not glitzy/commercialized): 21  
People (friends, family, friendly/tolerant town): 20  
Climate: 8  
Business/Tourism: 4  
RMNP: 3  
Church: 2  
Beauty: 1  
Good place to raise kids: 1  
Solitude: 1

**A10. What are your three least favorite things about living in Grand Lake?**

Cost of living (expensive stores, not much shopping): 13  
Taxes/Town Hall not concerned with business: 5  
Snow Mobiles: 9 Tourism (summer crowded): 9  
Seasonal Work: 3 Trash (dirty appearance): 9  
Go carts: 2 Unpaved roads/ice on roads: 7  
Closing Trail Ridge: 1 Lack of police/parking enforcement: 5  
Growth: 5

#### B. Grand Lake Economy:

**B1. Are you a business owner in Grand Lake?**  
Yes: 15 No: 25

**B1a. If “yes”, what are your 3 biggest challenges with operating your business in Grand Lake?**

Good Employees/Employee Housing: 6  
Short Season/Seasonal Work: 8  
Tourist promotion/marketing: 4 Taxes/bill, rent: 4  
Inventory Investments: 2 Competitive Business: 2  
Drugs, alcohol: 1 Sign Restrictions: 1  
Police: 1 Image of Grand Lake: 1

**B1b. Would additional regional promotion or marketing of Grand Lake by the Town help make your business more successful?**

Yes: 11 No: 3

**B2. Which 3 actions do you think would best help to diversify the Grand Lake winter economy?**

Promote Winter Sports (snowmobiles, x-country skiing, sledding): 6  
More Recreation Activities (indoor swimming): 4  
Improve Image/Publicity: 5 Year Round Professional Jobs: 1  
Concert Series: 1 No Snowmobiles in Town: 1  
Christmas Lights: 1 Transportation: 1  
Heaters on Boardwalk: 1

**B3. Which 3 products would you like to be able to purchase in Grand Lake but currently cannot?**

Hardware: 29 Cheaper groceries, gas, prescriptions: 8  
Clothing: 9 Electronic/Office Equipment/Books: 3  
Organic Food: 4 Houseware/Crafts: 4  
Medical: 1 Fishing Supplies: 1  
Shoes: 1 Dry Cleaning: 1

**B4. Do you think Grand Lake should try to attract more visitors?**

Summer Yes: 18 No: 18  
Winter Yes: 30 No: 8

**B5. If yes, what would do the most to attract more visitors to Grand Lake?**

Dog sledding/snowmobiling/x-c skiing in park: 7  
Package Deals (ski, golf, lodging, restaurants): 4  
Visitor oriented (inventory mix, Sidewalk Sales, Improve Image): 3  
Arts/ Amusements / Restaurants on the Lake: 3  
Publicity/Advertising: 6  
Cheaper Rates and Food: 3  
Extend Season 1

**B6. Where do you go most often for the following services?**

	Gr.Lake	Granby	Taber./Fraser	Winter Park	Denver	Other
Shop for groceries	15	2	13	4	4	1
Shop for clothes	8	0	0	20	10	0
Shop for household items	2	8	2	3	20	3
Visit Dentist/Doctor	0	16	2	5	11	7
Eat at Restaurants	36	0	0	1	2	0
Go for Entertainment	18	0	0	0	10	8

**B7. If feasible for business owners, would you prefer businesses to keep more consistent winter hours?**

Yes: 25 No: 8

**B7a. If “yes”, what top 3 business types would benefit you most during the winter months?**

Restaurants: 10 Gifts and Jewelry: 7 Drug and Grocery: 6  
Clothing: 4 Sewing Shop: 1 Maintenance / Hardware: 3  
Liquor: 1 Doctor / Dentist: 1 Movie Theater: 1

**B7b. If “no”, do you think that the businesses should coordinate and publicize reduced winter hours to better serve the public?**

Yes: 6 No: 5

**B8. Do you think the Town should expand its business district beyond Grand Avenue, to include Park Avenue between Vine & Hancock?**

Yes: 10 No: 21

**B9. If you are a property owner, would you be willing to tax yourself as a special improvement district (SID), to extend the boardwalk and streetlights:**

- Along Grand Avenue from Ellsworth to Broadway? Yes: 14 No: 15
- Along Grand Avenue from Broadway to 34? Yes: 16 No: 22
- Along Park Ave. from Hancock to Vine? Yes: 8 No: 20

B10. Please rate how important the following are with regards to Town expenditures:

	Very	Somewhat	Not
Reduce taxes	10	16	11
Public transit	4	15	16
Buy land for affordable housing	9	13	22
Buy public open space	14	11	12
Buy land to protect view corridors in town	15	14	11
Pave all the streets of Grand Lake	14	12	13
Build & maintain a community center	13	10	12
Buy a car	1	4	28

**C. Town Initiatives/Needs:**

**C1. Would you use a bus that went back & forth daily to Granby/Winter Park?**

- Yes: 9 No: 28
- C1a. If "yes", for what reason?**
- Shopping: 6 Skating: 5 Visitor: 4
  - Commute to work: 3 Other: 0

**C2. Should the Town require that new development provide some employee housing?**

- Yes: 9 No: 23
- Residential & commercial development: 1
  - Don't know/no opinion: 4
  - Residential only: 0
  - Other (open space): 1

**C3. What types of affordable housing should be pursued in the Town of Grand Lake?**

- Rental and owner occupied: 14
- None: 10
- Rental: 7
- Owner occupied: 6
- Other: 0

**C4. What is the best way to communicate regarding the Comprehensive Plan?**

- Grand Lake Prospector: 25
- Post Card: 10
- E-Mail: 7
- Web Site: 7

**C5. Please rate your satisfaction with the following services and characteristics as they relate to Grand Lake as a whole:**

	Very	Somewhat	Not
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Road quality / surfacing	5	26	7
Design standards of new developments	6	19	12
Employment opportunities	6	15	14
Town Government communication	9	22	6
	Very	Somewhat	Not
Adequacy of recreation programs and activities	16	18	4
Physical appearance (upkeep) of the town	12	17	7
Sidewalks and walk ability	15	18	5
Variety of shopping choices	8	21	10

**C6. Should the Town more consistently enforce existing codes / standards? If "yes" which specific standards?**

- Alley cleanliness: 31
- Ice maintenance on boardwalk: 24
- Speed limits: 18
- Sign Code: 18
- Building appearance (architectural style/colors/materials): 15
- Other (trash, snowmobiles, illegal parking, building permits, u-turns, camping in town): 1

**C7. Is it a problem that residences are being constructed in the business district?**

- Yes: 15 No: 22
- C7a. If "yes", should the Town prohibit residential developments in the business district?**
- Yes: 14 No: 11

**C8. There is a need to have a medical clinic in Grand Lake. Where is the best location for a medical clinic?**

- Anywhere in town: 10
- No need for one: 5
- By Existing Library: 3
- Old Day Care Building: 3
- Firehouse: 3
- Center of Town: 2
- Near Post Office: 2
- Modular Unit by Grade School: 1
- Near Parking in Town: 1
- By Plumbing Plant: 1
- Grand Ave: 1

**C9. There is a need to provide additional seasonal housing for employees. Where is the best location for seasonal housing?**

- Not in Town / None: 7
- In Town 2
- Seasonal Cabins 3
- Post Office: 2
- North of Park Ave: 1
- Granby 1
- By Golf Course: 1
- Close to Town: 1
- Near Grade School: 1
- By Library: 1

**D. Town Image:**

**D1. Should the Town Upgrade the main entrance to Town and Highway 34?**

- Yes: 22 No: 17

**D2. Should the Town redesign its logo?**

- Yes: 8 No: 27

**D3. Would you like to have a central gathering space for public gatherings / events?**

- Yes: 19 No: 11
- Improved Stage for Performance: 8
  - Improvements to Town Parks: 8
  - Public Fire Ring: 4
  - Other (community house, art building, already have one): 0

**E. Recreation**

**E1. What additional recreational opportunities should the Town provide for its teenagers and children?**

- Skate Park: 14
- Additional Playfields: 9
- Swimming Program: 18
- Teen Oriented Gathering Place: 23
- Windsurfing Program: 11
- Rowing / Crew Program: 18
- Other (lighted ice rink, rec center, art classes): 0

**E2. How important is it that the Town explores ways in which access can be achieved around both Shadow Mountain and Grand Lake?**

- Very important: 17 Not important: 21

**F. Parking and Traffic**

**F1. Should the Town explore ways in which to slow traffic in the business district?**

- Yes: 13 No: 24

**F2. Should the Town explore a feasible roundabout at the Center Drive, Tunnel Road and Lake Avenue intersections?**

- Yes: 9 No: 25

**F3. Where is parking most needed?**

- Downtown: 18
- "On Street" / Side Streets: 17
- At 34 / Town Entry: 4
- Other (everywhere, shuttle/park & ride): 0

**F4. Where is the best place to accommodate RV parking?**

- Private Campgrounds / Elk Creek / NPS: 14
- At 34 / Town Entry: 4
- Out of Town: 2
- Behind Drug Store: 2
- Elementary School: 2
- Winding River: 2
- Commercial Campgrounds: 2
- HWY 34:2
- Behind Carat: 2
- Side Streets: 1
- Near Hotel: 1
- Off Main Street: 1

## GRAND LAKE COMMUNITY SURVEY

Results from Second homeowners – 125 respondents  
(Majority answers are highlighted in RED.)

### APRIL 2004

By The Town of Grand Lake, The Citizens of Grand Lake and Winston As-  
sociates

#### A. General Information

**A1. How long have you lived or owned a home in Grand Lake?**

0-5 yrs: 26 6-10 yrs: 27 11-15: 16 16-20: 13  
21-25: 14 26-30: 10 31-35: 6 36-40: 7 41+: 8

**A2. What is your gender?**

Male: 62 Female: 55

**A3. Where do you work?**

Other: 40 Retired: 38 Denver: 32  
Boulder: 1 Grand Lake: 4  
Granby: 0 Winter Park / Fraser / Tabernash: 0

**A4. How many jobs do you currently have?**

0: 48 1: 70 2: 7 3: 3

**A5. How many children under the age of 18 reside in your home?**

0: 89 1: 11 2: 12 3: 8 5: 1

**A6. What is your age bracket?**

0-17 yrs old: 1 18-29: 0 30-39: 8  
40-49 yrs old: 16 50-59 yrs old: 41  
60-69 yrs old: 34 70-79 yrs old: 19 80 and older: 9

**A7. Are you:**

Year round resident: 1  
Rent in Grand Lake only part time: 0  
A second home owner: 131

**A7a. How many days of the year do you live in Grand Lake?**

Various responses: 30, 50 (2), 60, 80, 100 (2), 200

**A8. Would you say that over the past few years, the "quality of life" in Grand Lake has improved, stayed the same or gotten worse?**

Also, has the "sense of community" within Grand Lake improved, stayed the same or gotten worse ("sense of community" meaning identity as a Town, friendliness, cooperation, neighborliness, etc.)?

Improved	Stayed the same	Gotten worse
52	54	18

Sense of Community 38

13

Snowshoeing

**A9. What are your three favorite things about living in Grand Lake?**

Wilderness area / Scenery / Location: 66  
Lake / Mountain: 52  
Quiet / Relaxing: 45  
Small Town: 42  
Gold / Recreation / Amenities / RMNP: 29  
Close to Hiking/parks: 24  
Snowmobiling: 4  
Downtown: 3  
Eating / drinking: 3  
History: 3  
Golf: 2  
Snow: 2  
River: 2

**A10. What are your three least favorite things about living in Grand Lake?**

Expensive restaurants: 23  
Traffic / parking: 21  
Tourists / Crowds: 17  
Snowmobiling: 17  
No shopping/Services: 11  
Growth: 10  
Noise growing: 8  
Dirt roads/ maintenance: 9  
Go-carts: 7  
Trash in alleys/run-down: 7  
Jet skies on lake: 5  
Small Town politics/planning: 6  
No Medical: 4  
Loose dogs/pets: 4  
Horse stables: 3  
Failure of business: 3  
Lack of Transportation: 3  
T-shirt shops: 3  
No Bank: 2  
Zoning: 2  
Trailer parks: 1  
Parking/driving: 1

#### B. Grand Lake Economy

**B1. Are you a business owner in Grand Lake?**

Yes: 5 No: 125

**B1a. If "yes", what are your 3 biggest challenges with operating your business in Grand Lake?**

Parking Lack of transportation  
Seasonal staff Taxes  
Short Season No local gov't support

**B1b. Would additional regional promotion or marketing of Grand Lake by the Town help make your business more successful?**

Yes: 2 No: 2

**B2. Which 3 actions do you think would best help to diversify the Grand Lake winter economy?**

Movie theaters/entertainment No snowmobiles in town  
Keep Trail Ridge road open Music concerts

Advertise winter sports  
Center for winter sports

**B3. Which 3 products would you like to be able to purchase in Grand Lake but currently cannot?**

Hardware/lumber: 36  
Cheaper groceries, gas, prescriptions: 14  
Organic food/fresh produce: 11  
Clothing: 7  
Variety of restaurants: 10  
Bakery/deli/coffee shop: 6  
Bank: 5  
Medical: 4  
Houseware/crafts: 4  
Furniture/appliances: 3  
Movies: 4  
Auto: 2  
Electronic/office equipment/books: 3  
Dry cleaning: 1  
Fishing supplies/sailing: 2  
Dry ice: 1  
Pottery/glass blowing: 1

**B4. Do you think Grand Lake should try to attract more visitors?**

Summer — Yes: 26 No: 92  
Winter — Yes: 80 No: 33

**B5. If yes, what would do the most to attract more visitors to Grand Lake?**

Publicity/advertising: 22  
Festivals/carnivals/activities: 16  
Package deals (ski, golf/lodging, restaurants): 6  
Dog sledding/snowmobiling/x-c skiing in park: 6  
Entertainment: 4  
Shuttles to Winter Park: 4  
Boat rides/cruises: 3  
Arts/amusements/restaurants on the lake: 3  
Cheaper rates and food: 3  
Sport clubs/ health classes: 2  
Extend season: 1  
Adventure snowmobiling: 1  
Affordable housing: 1

**B6. Where do you go most often for the following services?**

	Gr Lake	Granby	Fraser	Winter Park	Denver	Other
Shop for groceries	56	7	28	3	20	5
Shop for clothes	17	0	0	2	56	27
Shop for household items	15	13	8	0	48	21
Visit Dentist/Doctor	1	7	0	11	64	32
Eat at Restaurants	102	1	0	1	21	3
Go for Entertainment	64	4	0	4	13	10

**B7. If feasible for business owners, would you prefer businesses to keep more consistent winter hours?**

Yes: 44 No: 38

**B7a. If "yes", what top 3 business types would benefit you most during the winter months?**

Restaurants: 27 Drug and Grocery: 13

**B7a.** **Maintenance/Hardware:** 7 Movie Theater: 4 Clothing: 4  
 Gifts and jewelry: 4 Entertainment: 3 Auto / Gas: 1  
**B7b.** **If "no", do you think that the businesses should coordinate and publicize reduced winter hours to better serve the public?**  
 Yes: 29 No: 15

**B8.** **Do you think the Town should expand its business district beyond Grand Avenue, to include Park Avenue between Vine & Hancock?**  
 Yes: 37 No: 63

**B9.** **If you are a property owner, would you be willing to tax yourself as a special improvement district (SID), to extend the boardwalk and streetlights:**  
 — Along Grand Avenue from Ellsworth to Broadway? Yes: 35 No: 65  
 — Along Grand Avenue from Broadway to 347? Yes: 23 No: 74  
 — Along Park Ave. from Hancock to Vine? Yes: 18 No: 76

**B10.** **Please rate how important the following are with regards to Town expenditures?**

	Very	Somewhat	Not
Reduce taxes	26	47	40
Public transit	13	31	70
Buy land for affordable housing	10	32	30
Buy public open space	56	33	22
Buy land to protect view corridors in town	62	35	22
Pave all the streets of Grand Lake	26	36	17
Build & maintain a community center	23	58	13
Buy a car	0	7	33

**C. Town Initiatives/Needs:**

**C1.** **Would you use a bus that went back and forth daily to Granby / Winter Park?**  
 Yes: 33 No: 93

**C1a.** **If "yes, for what reason?"**  
 Shopping: 6 Commute to work: 1  
 Visitor: 7  
 Other (restaurant, train connection): 0

**C2.** **Should the Town require that new development provide some employee housing?**  
 Yes: 29 No: 57  
 Residential & commercial development: 4  
 Don't know/no opinion: 36  
 Residential only: 1  
 Other (open space): 3

**C3.** **What types of affordable housing should be pursued in the Town of Grand Lake?**  
 Rental and owner occupied: 23 None: 32  
 Rental: 15 Rental & Owner occupied: 35  
 Other (RV rentals): 0

**C4.** **What is the best way to communicate regarding the Comprehensive Plan?**  
 Grand Lake Prospector: 46 Post Card: 33  
 E-Mail: 25 Web Site: 49

**C5.** **Please rate your satisfaction with the following services and characteristics as they relate to Grand Lake as a whole:**

	Very	Somewhat	Not
Road quality / surfacing	25	71	22
Design standards of new developments	24	71	16
Employment opportunities	7	47	22
Town Government communication	17	73	18
Adequacy of recreation programs and activities	43	57	13
Physical appearance (upkeep) of the town	50	53	12
Sidewalks and walkability	51	56	9
Variety of shopping choices	21	71	26

**C6.** **Should the Town more consistently enforce existing codes / standards? If "yes", which specific standards?**

Ice maintenance on boardwalk: 38  
 Sign Code: 39  
 Speed limits: 40  
 Building appearance (architectural style/colors/materials): 67  
 Other (design standards): 3

**C7.** **Is it a problem that residences are being constructed in the business district?**  
 Yes: 43 No: 72

**C7a.** **If "yes", should the Town prohibit residential developments in the business district?**  
 Yes: 46 No: 12

**C8.** **There is a need to have a medical clinic in Grand Lake. Where is the best location for a medical clinic?**

Center of Town: 14 Firehouse: 13  
 Anywhere in Town: 12 No need for one: 5  
 Old day care building: 4 Hwy 34 near town: 4  
 At Co-cart Track: 4 By Theater and parks: 3  
 Tunnel Rd: 1 By Civic Center: 1  
 Grumpy's Est: 1 End of Shadow Mountain Reservoir: 1  
 Golf Course Rd: 1 On park near parking area: 1  
 Near Grand Ave: 1

**C9.** **There is a need to provide additional seasonal housing for employees. Where is the best location for seasonal housing?**

In Town: 7 Not in town/none: 6  
 Granby: 5 Hwy 34 / before entrance: 3  
 Seasonal Cabins: 3 Post Office: 2  
 Columbus Lake: 2 Old motels: 1  
 Valley: 1 Between Tunnel and Main: 1  
 By go-karts: 1 Lake Granby: 1  
 Off Grand Ave: 1

**D. Town Image:**

**D1.** **Should the Town Upgrade the main entrance to Town and Highway 347?**  
 Yes: 43 No: 67

**D2.** **Should the Town redesign its logo?**  
 Yes: 15 No: 98

**D3.** **Would you like to have a central gathering space for public gatherings / events?**

Yes: 59 No: 44  
 Improved Stage for Performance: 46  
 Improvements to Town Parks: 39  
 Public Fire Ring: 26  
 Other (Movie theater, Snowmobile): 1

**E. Recreation**

**E1.** **What additional recreational opportunities should the Town provide for its teenagers and children?**

Skate Park: 27 Additional Playfields: 24  
 Swimming Program: 30 Teen Oriented Gathering Place: 41  
 Windsurfing Program: 22 Rowing / Crew Program: 36  
 Other (lighted ice rink, rec center, art classes): 2

**E2.** **How important is it that the Town explores ways in which access can be achieved around both Shadow Mountain and Grand Lake?**  
 Very important: 30 Not important: 81

**F. Parking and Traffic**

**F1.** **Should the Town explore ways in which to slow traffic in the business district?**  
 Yes: 33 No: 67



**F2. Should the Town explore a feasible roundabout at the Center Drive, Tunnel Road and Lake Avenue intersections?**

Yes: 27

No: 84

**F3. Where is parking most needed?**

Downtown: 76

"On Street" / Side Streets: 38

At 34 / Town Entry: 10

Other: 0

**F4. Where is the best place to accommodate RV parking?**

Private Campgrounds / Elk Creek / NPS: 4

In park: 3

Behind Drug Store : 1

By Fire Station: 2

HIWY 34: 5

Downtown: 2

Post Office: 2

Behind Larret: 2

Pines: 2

Back/Side Street: 2

Side Streets: 1

Off Grand Ave: 1

Parking lots: 1

Shadow Mountain: 1

Charlie Unsel

1313 Sherman St, Room 521

Denver, CO 80203

(303) 866.2156 office

(303) 866.4819 fax

**Great Outdoors Colorado (GOCO)**

In 1992, Coloradans took a major step toward preserving their state's outdoor heritage by voting to create the Great Outdoors Colorado (GOCO) Trust Fund, which now forms Article XXVII of the Colorado Constitution. The GOCO Amendment dedicates a portion of state lottery proceeds to projects that preserve, protect, and enhance Colorado's wildlife, parks, rivers, trails, and open spaces. Since it began awarding grants in 1994, GOCO has awarded almost \$290 million for 1,700 projects throughout the state. GOCO receives 50% of the proceeds from the Colorado Lottery, its only source of funding. The remainder of lottery proceeds is divided between the Conservation Trust Fund and Colorado State Parks. GOCO's funding is capped at \$35 million a year adjusted for inflation (\$46.5 million in Fiscal Year 2001/2002); if GOCO's share exceeds that amount, the remainder goes into the State Public School Fund.

Great Outdoors Colorado (GOCO)

1600 Broadway, Suite 1650

Denver, Colorado 80202

(303). 863.7522

**Surface Transportation Policy Project**

TEA-3 is the third iteration of the transportation vision established by Congress in 1991 with the Intermodal Surface Transportation Efficiency Act (ISTEA) and renewed in 1998 through the Transportation Equity Act for the 21st Century (TEA-21). Importantly, funds from this program can be utilized for streetscape renovations.

Surface Transportation Policy Project

1100 17th St., NW, 10th Floor, Washington, DC 20036

202-466-2636 (fax 202-466-2247)

tea3@transact.org

www.tea3.org

**Colorado Office of Economic Development - Community Development Block Grants (Administered through Grand County)**

The Colorado Office of Economic Development (OED) allocates and administers federal CDBG funds that are set aside for business finance projects, Loans, loan guarantees, equity investments or, under special circumstances, grants may be available for projects that create or retain jobs principally

for the benefit of low/moderate income persons.

Colorado Office of Economic Development

1625 Broadway, Suite 1700

Denver, Colorado 80202

(303) 863.7522 Office

(303) 863.7522 Fax

**Federal Housing Grants and Programs**

Housing and Urban Developments (HUD) Office of Departmental Grants Management and Oversight (ODGMO) was established to develop a Department-wide perspective on grants management; strengthen internal controls and enhance management integrity by separating the duties and responsibilities of those establishing program policy from those selecting grantees; and, improve management efficiencies by streamlining procedures, facilitating implementation of best practices from other agencies, and improving internal controls. The ODGMO operates across Department Programs and implements policies and procedures for the Secretary and the Deputy Secretary relating to grants.

<http://www.hud.gov/local/>

Denver Regional Office

1670 Broadway, 23rd Floor

Denver, CO 80202

Office (303) 672-5440

Fax (303) 672-5004

**Department of Justice "Weed and Seed" grant**

Original Aurora Renewal (OAR) was successful in receiving a Department of Justice "Weed and Seed," grant of 1 million dollars over a five year period. This grant makes specific areas of Original Aurora eligible for technical assistance and a variety of community development resources.

Weed and Seed is designated to "weed out" negative elements in neighborhoods by "seeding" communities with resources and services to improve the quality of life.

For more information on Weed and Seed grants please contact the Department of Justice directly or the OAR program at:

Original Aurora Renewal (OAR)

9831 E. Colfax Ave.

Aurora, CO 80010

303-739-7928

**Funding Potential**

**Colorado Community Revitalization Association (CCRA)**

CCRA's Mission: The Colorado Community Revitalization Association is a nonprofit, membership organization whose members and programs are committed to building better communities by focusing on cultural and historic preservation, economic vitality, sustainability, quality, and respect for community identity.

240 South Broadway, Suite 201

Denver, CO 80209

(303) 282-0625 office

(303) 282-0658 fax

**Department of Local Affairs (DOLA)**

The Department of Local Affairs (DOLA) and the Colorado Community Revitalization Association (CCRA) coordinate the administration of the Community Revitalization Partnership Program. The partnership is a one-year pilot program that will provide assistance in the following three areas relating to downtown revitalization:

1. Advisory Services/Assessment Visit
2. Targeted Technical Assistance
3. Educational Opportunities/Scholarships

## FOOTNOTES

### Chapter 1

1 <[http://www.winstonassociates.com/wa\\_grandlake\\_home.htm](http://www.winstonassociates.com/wa_grandlake_home.htm)>

### Chapter 2

- 2 "Historic Walking Tour" and "Grand Lake in the Olden Days" – Mary Lyons Cairns; "Grand Lake: A Window into Colorado's Past" – Gaylene Ore; and the Grand County Master Plan
- 3 "Rocky Mountain" - National Park Service brochure
- 4 Summit County, Colorado website
- 5 Wildernet website
- 6 Continental Divide Trail Alliance. <<http://www.cdtrail.org/about.html>>
- 7 Grand Lake Area Chamber of Commerce. <<http://www.grandlakechamber.com/snowmobiling.html>>
- 8 Grand Lake Area Chamber of Commerce. <<http://www.grandlakechamber.com/>>
- 9 <<http://www.grand-county.com/Snowshoeing.aspx>>
- 10 <<http://www.grandtrails.com/biking.htm>>
- 11 United States Bureau of Reclamation website.
- 12 Willow Creek, a tributary below Lake Granby, is diverted by Willow Creek Dam and Canal. Willow Creek Pumping Plant lifts the water 175 feet; it then flows by gravity to Lake Granby. The Granby Pumping Plant lifts the water 125 feet from Lake Granby to Granby Pump Canal. The canal conveys the water 1.8 miles to Shadow Mountain Lake, which also intercepts North Fork flows of the Colorado River. Shadow Mountain Lake connects with Grand Lake to make a single body of water
- 13 <[http://co.grand.co.us/waterquality/home\\_page3f.html](http://co.grand.co.us/waterquality/home_page3f.html)>
- 14 <<http://geography.about.com/library/weekly/aa053199.htm>>
- 15 Colorado State University Extension website.
- 16 "Job Generation in the Colorado Mountain Resort Community" – Lloyd Levy Consultants with Hammer, Siler George Associates
- 17 According to an analysis prepared by the Northwest Colorado Council of Governments (NWCCOG).

### Chapter 4

- 18 Tom Clarke, Architect – 303.322.3904
- 19 Between 2001 and 2002 the Grand Lake Lodge annexed in the Town of Grand Lake
- 20 March, June, September and December sales tax includes business who report quarterly and can thus be somewhat misleading.
- 21 "Good Neighbors – Building Next to History. Design Guidelines Handbook. Colorado Historical Society.
- 22 "Housing Assessment Needs for Grand County, CO" – Knudtsen & Company Consulting, McCormick and Associates, RRC Associates, and Rees Consulting.

### Chapter 5

- 23 "Main Street success stories – How community leaders have used the Main Street approach to turn their downtowns around" – Suzanne C. Dane
- 24 <[http://web.mit.edu/11.204/www/webportfolio/BID/BID\\_What\\_is\\_a\\_BID.html#](http://web.mit.edu/11.204/www/webportfolio/BID/BID_What_is_a_BID.html#)>

### Chapter 7

- 25 <[http://www.dgif.state.va.us/hunting/va\\_game\\_wildlife/residential\\_bear\\_problems.html](http://www.dgif.state.va.us/hunting/va_game_wildlife/residential_bear_problems.html)>
- 26 <<http://www.whirling-disease.org/foundation.html>>
- 27 <<http://wildlife.state.co.us/cwd/>>

